



91, Eldred Avenue, Brighton, BN1 5EF

Spencer
& Leigh

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Brighton, BN1 5EF

£1,895 PCM -

- Spacious semi-detached family home
- Three bedrooms
- Two reception rooms
- 12' Kitchen/breakfast room
- White bathroom with separate W/C
- Freshly decorated throughout to a neutral color scheme
- Parking for three cars
- Glorious panoramic views
- Available immediately, unfurnished
- Viewing highly recommended

Being freshly decorated to a neutral colour scheme, complementing the recently fitted grey carpets, this spacious three bedroom semi-detached house makes for an ideal family home. The accommodation comprises a 14' lounge, a separate dining room with patio doors leading to the rear garden, a 12' fitted kitchen, three first floor bedrooms, a modern bathroom featuring a white suite and a separate W.C. To the rear of the property the garden has a sunny patio and small lawn area. Conveniently there is also parking for up to three vehicles. Glorious distant views can be enjoyed from the first floor. Available immediately on an unfurnished basis. Popular schools within Westdene and Patcham are within walking distance, together with local shops. Preston Park mainline railway station is approximately 1.5 miles away. Viewing is highly recommended.

COUNCIL TAX - BAND D



Entrance Hall

Sitting Room
13'11" x 11'11"

Dining Room
11'10" x 10'3"

Kitchen
12'4" x 10'8"

Bedroom 1
14'0" x 11'11"

Bedroom 2
13'3" x 10'4"

Bedroom 3
8'9" x 8'5"

Bathroom

Separate WC

Garden

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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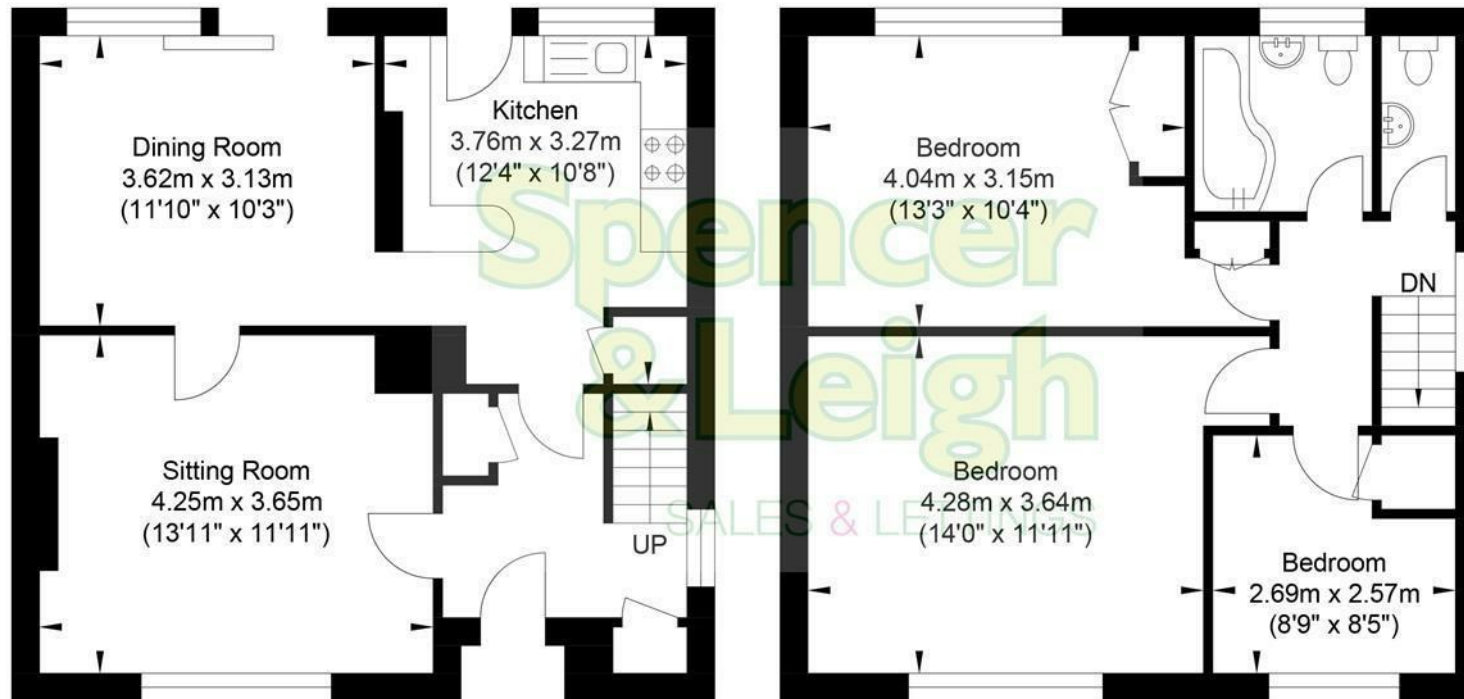


Council:- Brighton & Hove
Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Eldred Avenue



Ground Floor
Approximate Floor Area
505.15 sq ft
(46.93 sq m)

First Floor
Approximate Floor Area
517.63 sq ft
(48.09 sq m)

Approximate Gross Internal Area = 95.02 sq m / 1022.78 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.