



28, Highview Avenue North, Brighton, BN1 8WR

Spencer
& Leigh

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Brighton, BN1 8WR

£2,000 PCM -

- Extended five bedroom family home
- Double bedrooms
- Spacious lounge with garden access
- Separate dining room
- Spacious fitted kitchen with plenty of storage space
- Utility room & ground floor w.c
- Private driveway with one off road parking space
- Gas fired central heating & double glazing
- Available early November, unfurnished
- Exclusive to Spencer & Leigh

Tucked away in a quiet close and neighbouring Patcham Old Village, this extended family home offers fantastic accommodation. We love the versatility, as the property has four first floor bedrooms along with the family bathroom and fifth bedroom on the ground floor. There is a spacious lounge with doors leading to the garden along with a separate dining room making an ideal space to entertain family and friends. There is a modern fitted kitchen with the added convenience of a separate utility room and ground floor w.c. The secluded wrap around garden makes for a beautiful space to get away from the hustle and bustle of everyday life. A private driveway with gated entrance provides one off road parking space. Available from early November, unfurnished. Internal viewing is highly recommended. COUNCIL TAX - BAND E



Highview Avenue North is a much sought after location situated off Patcham Old Village. There are what are considered to be good local schools within easy walking distance along with a regular bus service to the city and network links to London. Local shopping facilities are a short walk away.



Porch
6'3 x 4'2

Entrance Hallway

Dining/Living Room
27'9 x 16'8

Kitchen
14'5 x 11'5

Utility
6'11 x 6'11

Bedroom
19'7 x 6'11

WC

Stairs rising to first floor

Landing

Bedroom
14'6 x 11'5

Bedroom
12'6 x 10'11

Bedroom
12'6 x 9'3

Bedroom
9'2 x 7'5

Bathroom

Rear garden

Property Information

Council Tax Band E: £3,152.65 2026/2027

Utilities: Mains Gas, Mains Electric, Mains water and sewerage

Parking: Private off street parking

Broadband: Standard 5 Mbps, Superfast 54 Mbps and Ultrafast 1000 Mbps

Mobile: Good coverage (OFCOM checker)

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.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- Brighton & Hove

Council Tax Band:- E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Highview Avenue North, Patcham



Ground Floor
Approximate Floor Area
955.83 sq ft
(88.80 sq m)



First Floor
Approximate Floor Area
588.78 sq ft
(54.70 sq m)

Approximate Gross Internal Area = 143.50 sq m / 1544.62 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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