



162, Heath Hill Avenue, Brighton, BN2 4LS

Spencer  
& Leigh



162, Heath Hill Avenue,  
Brighton, BN2 4LS

£1,800 Per Month -

- Semi detached family home
- Three bedrooms
- Spacious lounge/dining room
- Fitted kitchen & utility room
- Pleasant outlook
- GCH & double glazed windows
- Generous lawn gardens
- Private driveway & garage
- Available November, unfurnished
- Popular location

This semi detached family home is located on a larger than usual plot and features generous accommodation which is available to let from the end of November. There is a good size lounge dining room with access to the rear garden, a modern fitted kitchen and a useful utility room which makes up the ground floor arrangement of rooms. The first floor is home to three bedrooms and the family bathroom, some of which have a pleasant outlook over the front of the property. There is a private driveway and garage providing off road parking and additional storage space if needed. Outside, generous lawn gardens provide space to relax and entertain. The property is offered on an unfurnished basis and benefits from gas fired central heating and double glazed windows. Viewing is highly recommended. Council Tax Band - C.





Porch  
5'8 x 5'7

Entrance hall  
12'10 x 6'3

Living room  
16'11 x 15'6

Kitchen  
10'8 x 10'6

Utility/Store  
7'7 x 6'11

Landing  
10'4 x 7'0

Bedroom one  
14'0 x 9'9

Bedroom two  
10'8 x 10'6

Bedroom three  
10'5 x 7'0

Bathroom  
6'3 x 5'8

#### Property Information

Council Tax Band C: £2,182.92 2025/2026

Utilities: Mains electric, gas, water and sewerage

Parking: Private driveway, garage and free on road parking

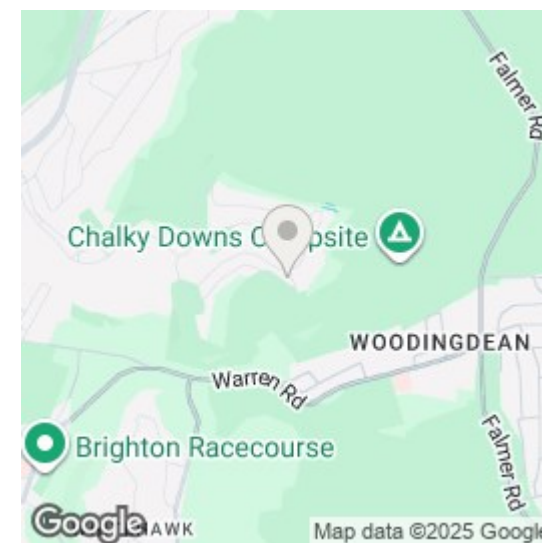
Broadband: Standard 29 Mbps and Ultrafast 1000 Mbps

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](http://www.spencerandleigh.co.uk)

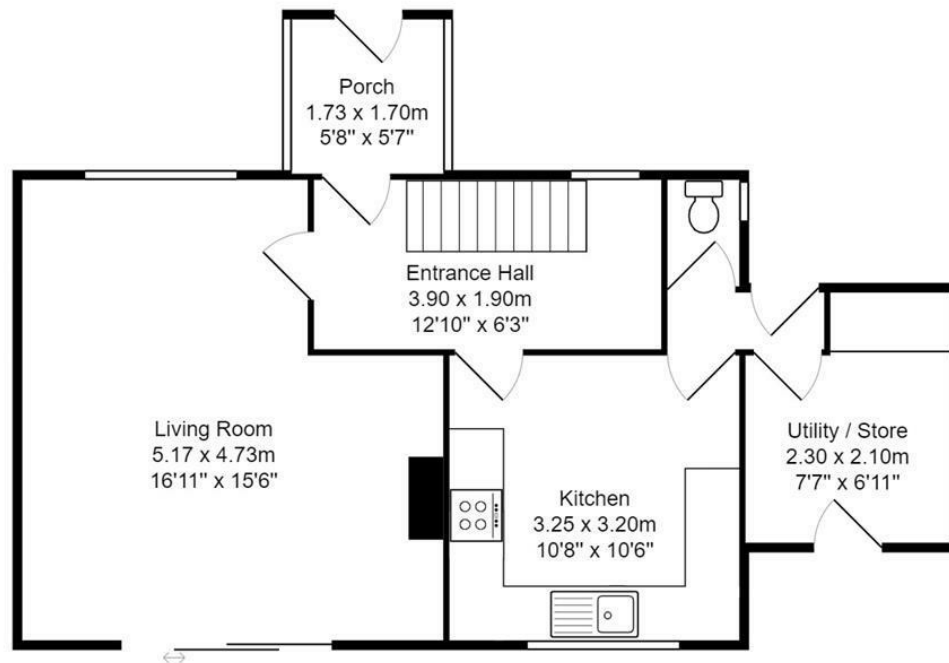


Council:- BHCC  
Council Tax Band:- C

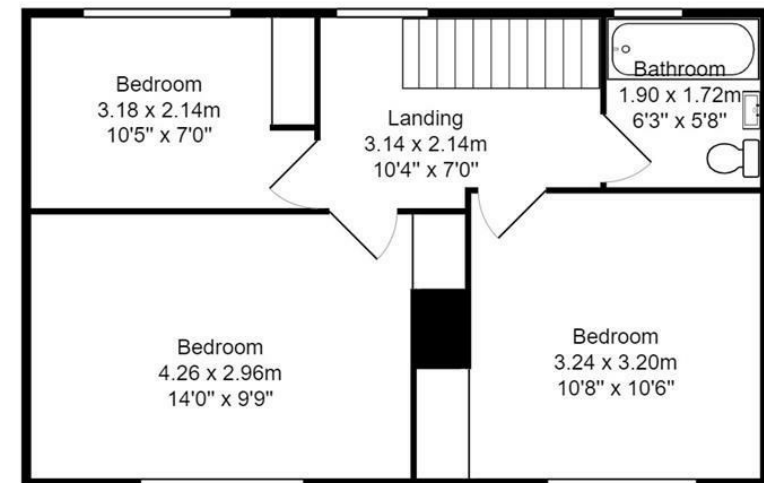
#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Spencer  
& Leigh**



**Ground Floor**  
Area: 51.3 m<sup>2</sup> ... 552 ft<sup>2</sup>



**First Floor**  
Area: 42.3 m<sup>2</sup> ... 455 ft<sup>2</sup>

**Total Area: 93.6 m<sup>2</sup> ... 1007 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.