



42, Highbank, , Brighton BN1 5GB

Spencer
& Leigh

42, Highbank,
, Brighton BN1 5GB

£1,595 Per Month -

- Spacious family home
- 4/5 Good sized bedrooms
- Large living room leading on to a balcony
- Family bathroom with white suite
- Neutral kitchen with breakfast bar
- Master bedroom with en-suite shower room
- Gas central heating & double glazing
- Unfurnished, available immediately
- Popular Westdene location
- Call now to arrange your viewing

This versatile extended family home boasts 4/5 bedrooms including family bathroom and additional en-suite shower room. Fitted kitchen/breakfast room with gas hob and integrated oven along with space for additional appliances. Spacious living room with access on to southerly aspect balcony enjoying views across Westdene. Mature front & rear gardens being tiered and mainly laid to lawn. Situated close to local amenities including the popular primary school, local shops nearby and easy access to A23/A27 bypass. Available immediately on an unfurnished basis. Call now to arrange your viewing.



Located in a highly desirable area with a convenience store on Mill Rise and an array of shops down on Eldred Avenue. OFSTED 'Good' & 'Outstanding' rated schools are within easy reach and transport links to London via Preston Park Train Station is just over a mile away. Other stores close by include Asda in Hollingbury as well as M&S food hall & Next.



Hallway
22' x 11'2

Kitchen
12'11 x 8'8

Living room
16'11 x 12'11

Balcony
10'7 x 5'2

Bathroom
9'1 x 5'1

Bedroom
14'5 x 9'

Bedroom/Diner
14'1 x 11'3

Bedroom
14'9 x 12'

Bedroom
14'9 x 10'5

Bedroom
15' x 10'11

En-suite
9'6 x 8'11

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



Start:
Spencer & Leigh
108 Old London Road
Brighton
BN1 8YA

Head north-west on Old London Road
towards Old Patcham Mews

Sharp left onto Patcham By-Pass/A23

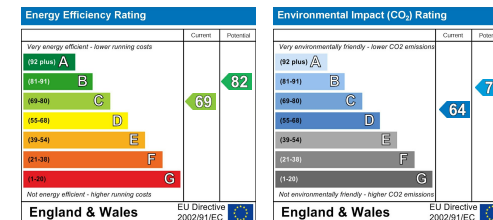
Turn right onto Brangwyn Crescent

Continue onto Windmill Drive

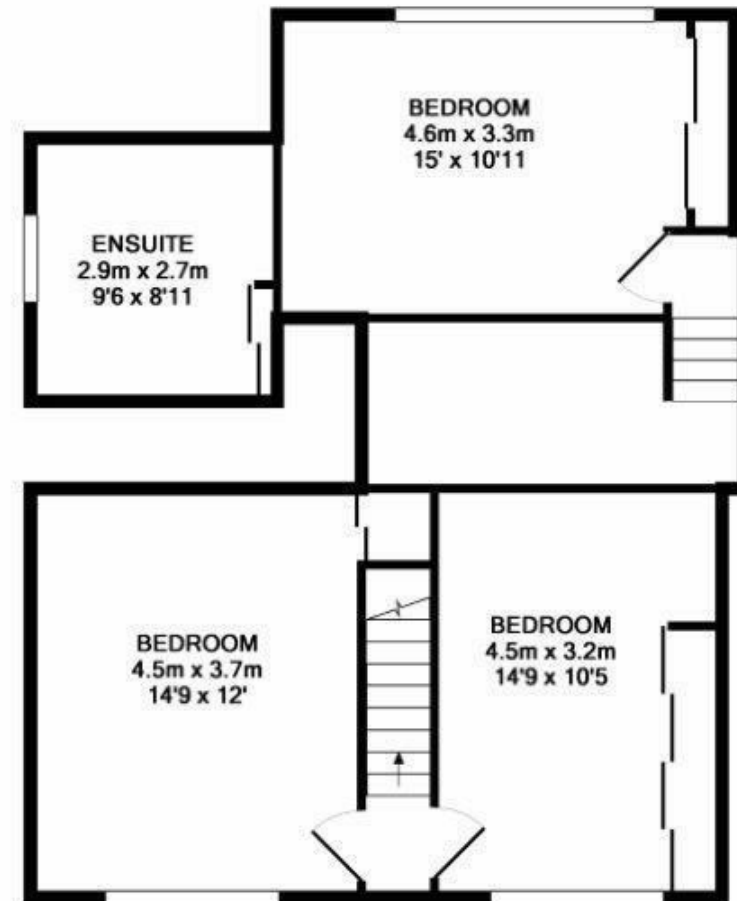
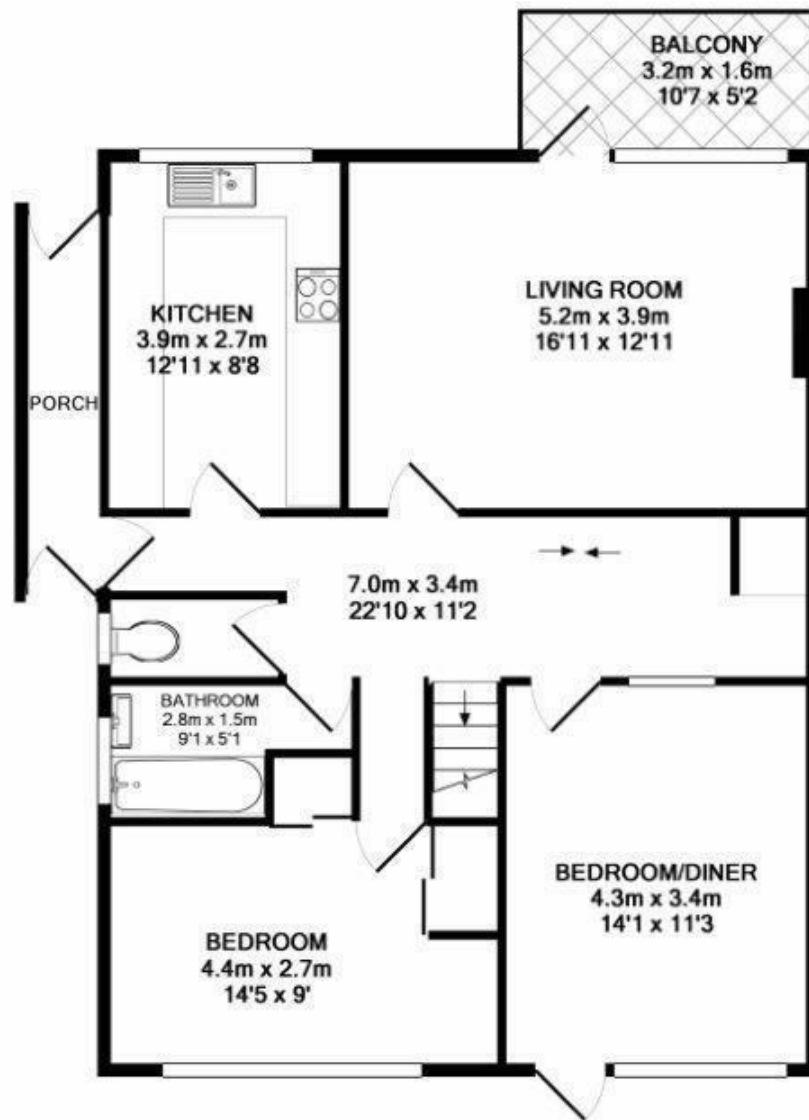
Turn left onto Mill Rise

Turn left onto Highbank

Arrive: Highbank, Brighton BN1 5GB



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TOTAL APPROX. FLOOR AREA 149.4 SQ.M. (1608 SQ.FT.)

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