



66, Eldred Avenue, Brighton, BN1 5EG

**Spencer
& Leigh**

66, Eldred Avenue,
Brighton, BN1 5EG

£2,195 PCM -

- Extended semi detached family home
- Four good size bedrooms
- Spacious lounge & separate dining room
- Conservatory overlooking rear garden
- Family bathroom & Ground floor WC
- Neutrally presented
- Generous rear garden
- Shared driveway & garage
- GCH & double glazed windows
- Available November, unfurnished

This pleasant family home is situated in one of Westdene's more sought after roads, making early viewing essential. The extended accommodation is offered to let unfurnished and features four bedrooms, three of which are on the first floor, a spacious lounge with fireplace, a modern kitchen, a separate dining room, a conservatory, a family bathroom and a ground floor cloakroom. The rear garden which neighbours woodland has an Easterly aspect and is stocked with mature shrubs and trees. Off road parking is catered for by a garage accessed via a shared driveway. The property benefits from gas fired central heating and double glazed windows. Westdene Primary School, a parade of nearby shops and a bus route are all easily accessible. COUNCIL TAX - BAND D.



Brighton is something very special, a lively, cultured, sophisticated seaside town within a stones throw of the South Downs. Eldred Avenue is ideally situated to take advantage of the express transport links to both Brighton and London along with nearby amenities in Patcham Old Village and Preston Park. Schools catering for all ages can be easily accessed.



Entrance hall

Living room
16'5 x 11'8

Kitchen
10'10 x 10'1

Dining room
12'4 x 9'5

Study
10'0 x 6'7

Downstairs WC

Conservatory
10'8 x 7'8

Landing

Bedroom one
13'5 x 11'8

Bedroom two
12'0 x 9'5

Bedroom three
11'8 x 8'10

Bathroom

Property Information

Council Tax Band D: £2,579.44 2026/2027

Utilities: Mains Electric. Mains water and sewerage

Parking: Garage and shared driveway

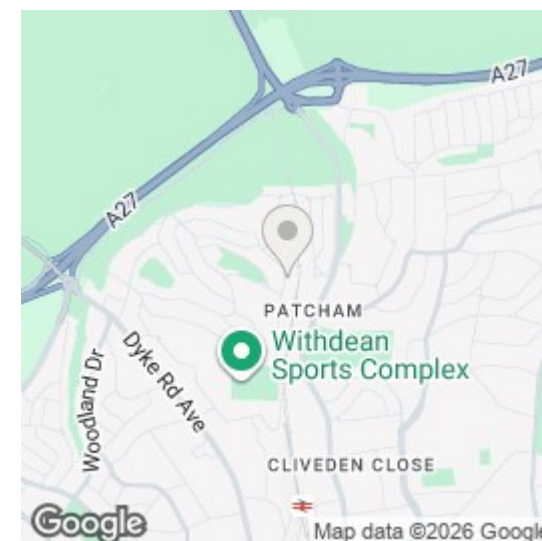
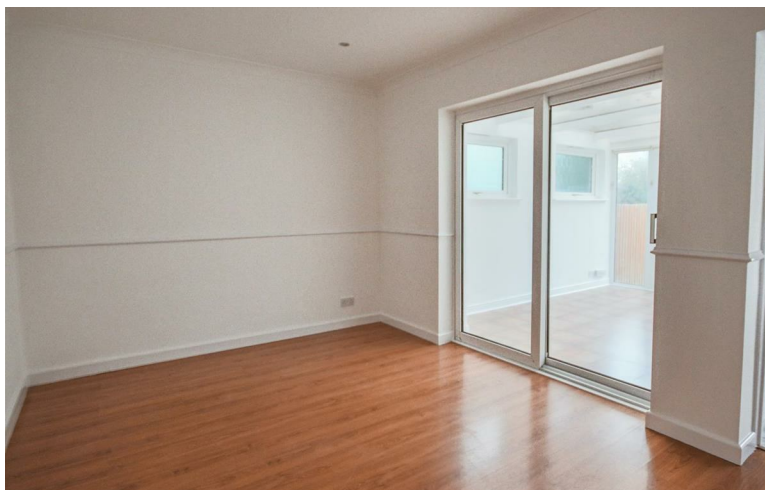
Broadband: Standard 16 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Mobile: Good coverage

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

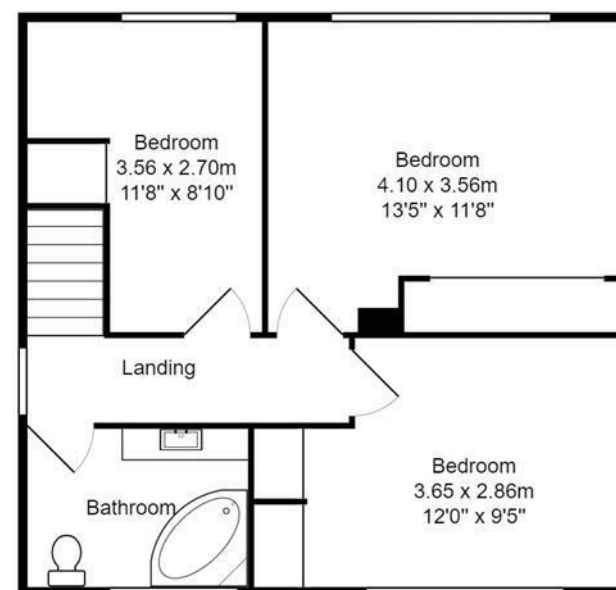
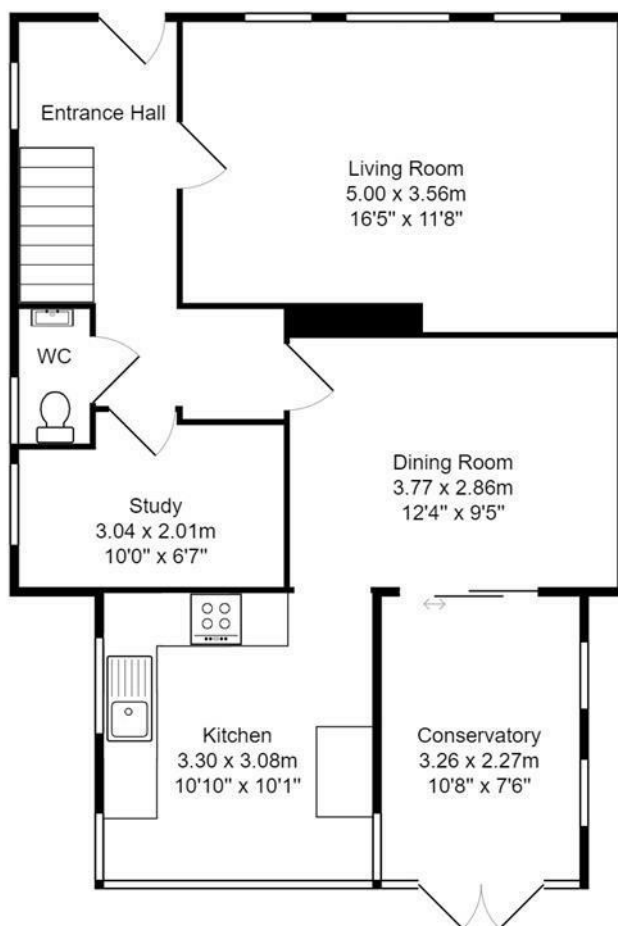


Council:- Brighton & Hove
Council Tax Band:- D

Energy Efficiency Rating

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





Total Area: 107.1 m² ... 1152 ft²