



7a, Upper Winfield Avenue, Brighton, BN1 8QJ

**Spencer
& Leigh**

7a, Upper Winfield Avenue,
Brighton, BN1 8QJ

£1,350 Per Month -

- Newly constructed end of terrace house
- One double bedroom
- Spacious lounge with Easterly aspect
- Contemporary kitchen with integrated appliances
- En-suite bathroom
- GCH & double glazed windows
- Pleasant views
- Off road parking
- West facing lawn rear garden
- Located in a quiet close

ZERO DEPOSIT OPTION AVAILABLE - Having a quiet and secluded position in the heart of Patcham, this unique and recently constructed one bedroom house is not one to be missed! The bright and airy accommodation has a neutral theme and features a pleasant lounge which extends into a good size kitchen with plenty of storage space and integrated appliances. The good size bedroom has a pleasant view over the rear garden and an en-suite bathroom. Conveniently, there is a ground floor WC and a small utility area with access to the rear garden. The property has double glazed windows and gas fired central heating. Works in progress include a private driveway to the front of the property which will provide off road parking and a new fence to the rear garden which will provide separation from the neighbours. Available to move into from early July, the accommodation is offered on either a part furnished or unfurnished basis for a 6-12 month tenancy. The landlord has stated they will not allow pets. Patcham Old Village with it's many amenities is only a stones throw away.



Entrance hall

Living/Kitchen area
21'11 x 11'8

Downstairs W.C
7'1 x 4'1

Landing

Bedroom
16' x 13'2

En-suite
12'7 x 6'8




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.

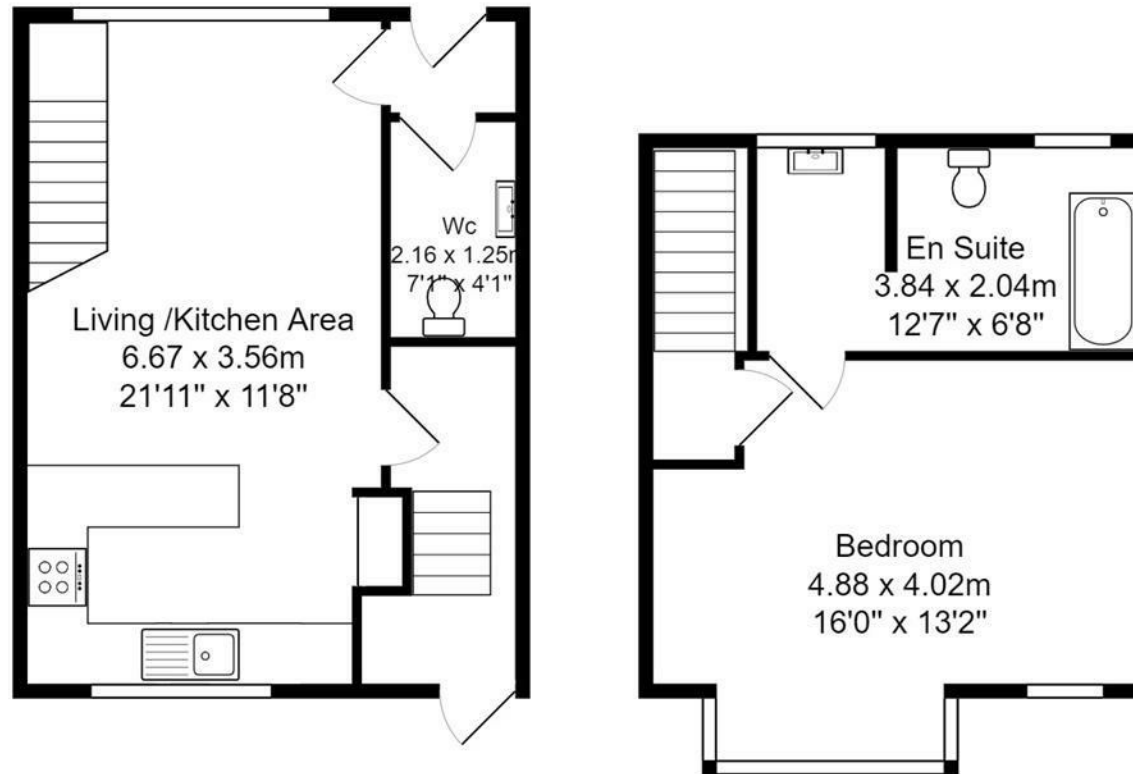
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w: www.spencerandleigh.co.uk

Council:-
Council Tax Band:-

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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Total Area: 60.9 m² ... 655 ft²

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