



2, Kipling Avenue, Woodingdean, Brighton BN2 6UD

Spencer
& Leigh

2, Kipling Avenue,
Woodingdean, Brighton BN2 6UD

£1,395 Per Month -

- Attractive end of terrace house
- Three double bedrooms
- Modern kitchen and bathroom
- Open plan lounge/dining room
- Neutrally decorated with new carpets to ground floor
- Ground floor cloak room
- Low maintenance rear garden
- Garage
- Distant sea views
- Available immediately, unfurnished

Located in a sought after position opposite open green space and with distant views towards the sea, this well presented three bedroom end of terrace house has been redecorated and partially re-carpeted resulting in a crisp and clean living space. Having a versatile lay out, there is an open plan lounge/dining space which extends in to a generous kitchen with modern fitted units and plenty of appliance space. There is a good size double bedroom on the ground floor along with a useful separate cloak room with the remaining two double bedrooms and family bathroom situated on the first floor. There is a low maintenance rear garden and a detached garage located to the rear of the property providing off road parking or additional storage space. The property has gas fired central heating and double glazed windows. Available for immediate possession, the accommodation is offered on a long term basis, unfurnished. Local shops and a regular bus service to the City Centre can be easily accessed nearby. Viewing is highly recommended.



Woodingdean is an eastern suburb of the city of Brighton and Hove, separated from the main part of the city by downland and the Brighton Racecourse and still holds some attributes of a village, including two sets of shops. Woodingdean today has dynamic social and religious communities of clubs, associations and organisations which also include sports and leisure facilities. Travel networks in and out of the city are easily accessible.



Entrance Hall
22'4 x 7'7

Kitchen/Dining/Living Area
19'3 x 17'6

Bedroom
12'4 x 11'

Cloak Room

Stairs Rising To First Floor

Landing

Bedroom
14'4 x 9'8

Bedroom
11' x 9'10

Bathroom
7'8 x 5'7

Rear Garden

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



Starting at South Street, Portslade, Brighton, BN41 2LE

Head east on South St towards Manor Road

Turn left onto Manor Road

Turn left to stay on Manor Road

Turn right onto Foredown Road

Turn left to stay on Foredown Road

Turn right onto Fox Way

Continue onto Hangleton Lane

At the roundabout, take the 1st exit onto A293
Go through 1 roundabout

At the roundabout, take the 2nd exit onto the A27 slip road to
Lewes/London/A23

Merge onto A27

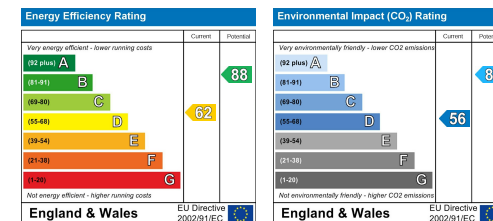
Take the B2123 exit towards Rottingdean/Falmer

At the roundabout, take the 3rd exit onto B2123

Turn left onto Warren Way

Turn right onto The Ridgway

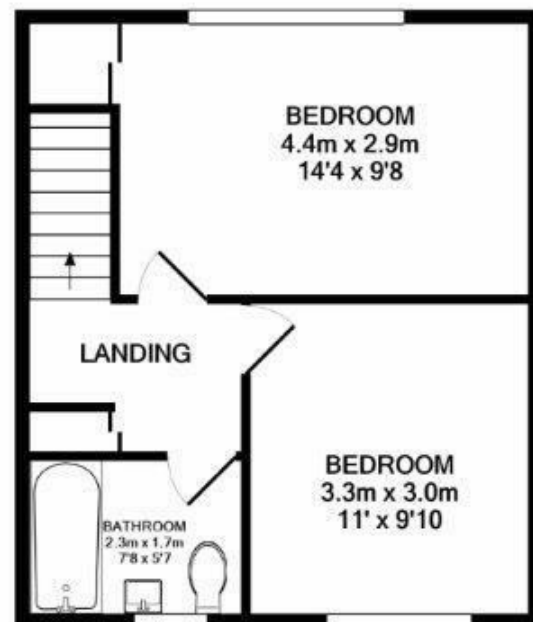
Turn left onto Rudyard Road



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GROUND FLOOR
APPROX. FLOOR
AREA 53.5 SQ.M.
(576 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 33.5 SQ.M.
(361 SQ.FT.)

TOTAL APPROX. FLOOR AREA 87.0 SQ.M. (937 SQ.FT.)

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