



21, Highview Avenue North, Brighton, BN1 8WR

**Spencer  
& Leigh**

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21, Highview Avenue North,  
Brighton, BN1 8WR

£2,250 Per Month -

- Extended family home - sharers also welcome
- Four bedrooms
- 25" lounge/dining room with dual aspect
- 15" kitchen/breakfast room with integrated appliances
- Ground floor cloakroom
- White family bathroom suite
- Private driveway and garage
- Double glazing and gas central heating
- Large patio and lawn garden
- Exclusive to Spencer & Leigh

A four bedroom semi-detached family home located in a highly sought after location. The property is presented to a neutral colour scheme. The accommodation features a 25" lounge/dining room with a pleasant dual aspect and patio doors to the garden, a spacious 15" breakfast room with integrated appliances, a ground floor cloakroom, four first floor bedrooms and a modern family bathroom. Outside there is a larger than usual landscaped garden together with a detached garage as well as off road parking for one car. Other features worthy of a mention include modern double glazed windows and gas fired central heating via a modern boiler. Available from early September on an unfurnished basis. Sharers welcome. Local shops and popular schools are within walking distance. COUNCIL TAX - E



Situated in a quiet close which neighbours Patcham Old Village, the location could not get much better! Sought after schools are within walking distance along with a regular bus service to the city and network links to London.



Hallway

Living room  
25'2 x 10'9

Kitchen/diner  
16' x 11'3

Downstairs W.C

Landing

Bedroom  
9'4 x 7'2

Bedroom  
12'6 x 9'11

Bedroom  
12'3 x 11'1

Bathroom  
7'10 x 5'9

Bedroom  
11'3 x 6'8

Property Information

Council Tax Band E: £3,152.65 2026/2027

Utilities: Mains Gas, Mains Electric, Mains water and sewerage

Parking: Private off street parking and garage

Broadband: Standard 7 Mbps, Superfast 56 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



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

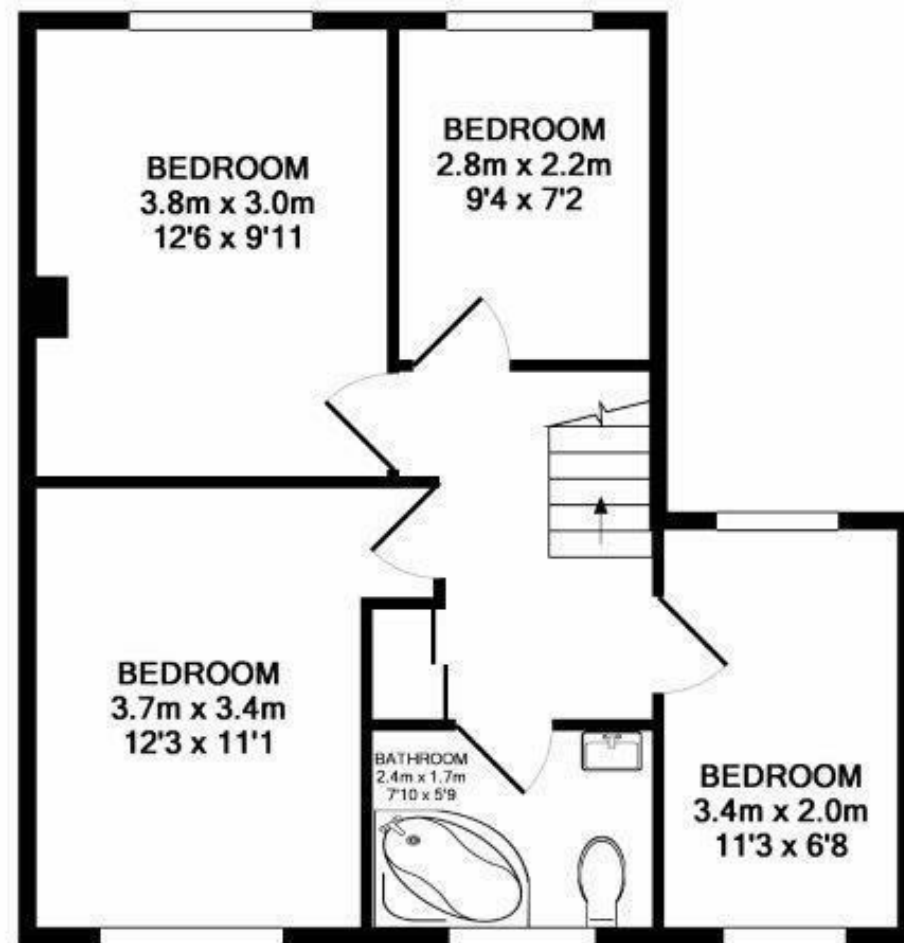
Energy Efficiency Rating

	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>		
(55-68) <b>D</b>	<b>64</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	





GROUND FLOOR  
APPROX. FLOOR  
AREA 45.7 SQ.M.  
(492 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 45.9 SQ.M.  
(494 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 91.7 SQ.M. (987 SQ.FT.)**  
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