



5 Denecroft, Eldred Avenue, Patcham, Brighton BN1 5ES

**Spencer
& Leigh**

5 Denecroft, Eldred Avenue,
Patcham, Brighton BN1 5ES

£995 Per Month -

- Two double bedroom apartment
- 15' x 11' Living room with fireplace
- Fitted kitchen with built in oven
- Modern white bathroom with shower over bath
- Gas fired central heating & double glazing
- Available immediately, unfurnished
- Private Garage
- Nearby to local amenities
- Popular Westdene location
- Exclusive to Spencer & Leigh

This spacious two bedroom apartment is ideally situated on the top floor of this low rise purpose built block, having a pleasant outlook over open green space. We were impressed by the larger than usual fitted kitchen, white bathroom suite and the convenience of a garage providing off road parking or useful storage space. There is gas fired central heating, double glazed windows and a separate storage room accessed from the communal landing. Available immediately, on an unfurnished basis early internal viewing is recommended. The location, being in the heart of Westdene is desirable having local shops and a regular bus service to the city centre nearby. In addition, Preston Park mainline railway station is a short walk away. Call now to arrange your viewing.



Entrance hall leading to

Living room
15'4 x 11'9

Kitchen
10'7 x 9'3

Bedroom
13'2 x 10'10

Bedroom
12'8 x 10'5

Bathroom
7'6 x 5'5



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

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

Sharp left onto Patcham By-Pass/A23

Continue to follow A23
Go through 1 roundabout

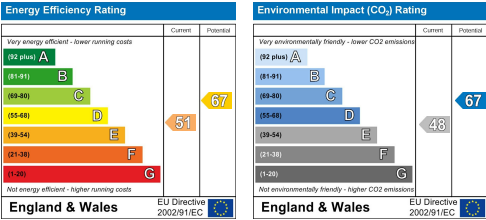
Turn right onto The Deneway

Turn right to stay on The Deneway

Destination will be on the right

Arrive: The Deneway, Brighton BN1 5AZ

Council:-
Council Tax Band:-

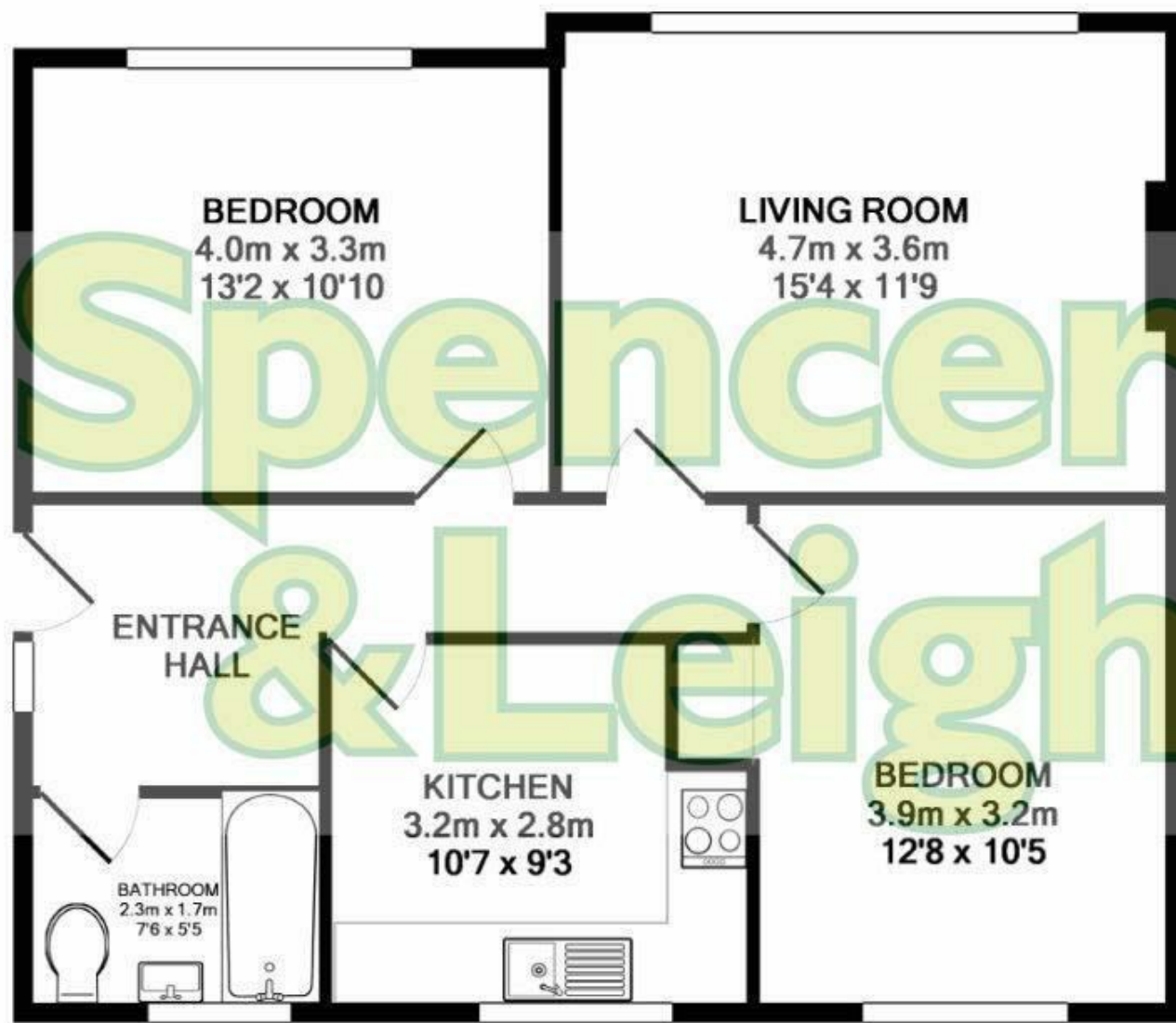


Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. 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

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TOTAL APPROX. FLOOR AREA 63.2 SQ.M. (681 SQ.FT.)

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