



## 18 Lower Bevendean Avenue

East Sussex, BN2 4FE

**£650 PCM**

DOUBLE ROOM | ALL BILLS INCLUDED | £0 DEPOSIT OPTION AVAILABLE | FANTASTIC COMMUNAL SPACE

Pavilion Properties are delighted to offer this furnished double room within a spacious four-bedroom semi-detached house, situated on the popular Lower Bevendean Avenue and conveniently located for Brighton and Sussex Universities, local amenities and excellent transport links.

The room is furnished with a double bed, wardrobe and chest of drawers, providing comfortable and practical accommodation with ample storage space.

A standout feature of this property is the exceptional communal accommodation available to residents. The house benefits from a large lounge, fitted kitchen and spacious conservatory, creating fantastic shared living space for relaxing, studying and socialising.

Residents also benefit from a modern shower room and separate WC, helping to ensure convenience for all occupants.

All utility bills are included within the rent, providing a straightforward and hassle-free living arrangement. Professional tenants should note that a £50 per calendar month contribution towards council tax is payable in addition to the rent. Students are exempt from this charge.

Further benefits include gas central heating, double glazing and access to a rear garden.

The property is also home to a friendly resident cat, making it ideal for applicants who are comfortable living in a

- Available immediately
- Fully furnished double bedroom
- Large 4 bed semi-detached house
- Professional tenants welcome (£50 PCM council tax contribution applies)
- Students welcome (council tax exempt)
- All utility bills included
- £0 deposit option available (subject to terms)
- Large communal lounge
- Generous conservatory providing additional living space
- Shower room and separate WC

### Viewing

Please contact our Pavilion Properties Office on 01273 686 306 if you wish to arrange a viewing appointment for this property or require further information.



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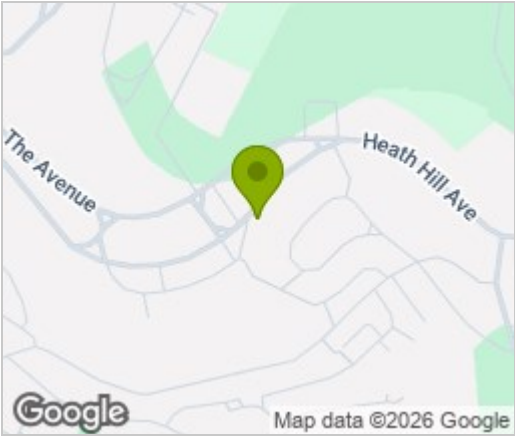


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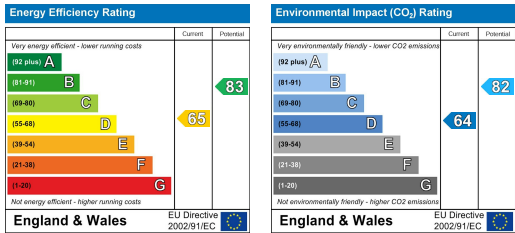
Floor Plan



Area Map



Energy Efficiency Graph



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