



154, Freshfield Road, Brighton, BN2 9YD

Spencer  
& Leigh

154, Freshfield Road,  
Brighton, BN2 9YD

£1,100 Per Calendar Month -

- One bedroom first floor apartment
- Cosy lounge with an Easterly view
- Modern open plan kitchen with appliances
- En-suite shower room to the bedroom
- Electric heating
- Double glazed windows
- Available late May
- Beautiful views across Brighton towards the sea
- Popular Queens Park location
- Viewing highly recommended

6 MONTH TENANCY ONLY - This lovely red brick period building is home to a modern well presented, compact one bedroom apartment, available to let late May. Situated at the rear of the building on the first floor, this apartment has high ceilings and fresh neutrally painted white walls and grey carpets. The living room is open plan with a large feature window which has beautiful views across Brighton and towards the sea. The open plan modern fitted kitchen benefits from white high gloss units, a built in electric oven and hob, integral fridge and plumbing for a washing machine. Just off the hallway is a small double bedroom and en-suite shower room with a white modern suite. The apartment is offered on a furnished basis. Viewing is highly recommended to fully appreciate this lovely apartment which is exclusive to Spencer & Leigh.

Council Tax Band A: £1,485.27 2023/2024



Freshfield Road has many benefits being within walking distance of the city centre and all its amenities. There are what are considered to be good local schools available along with access to the South Downs. All travel networks in and out of the city centre are within easy reach.



Communal Entrance  
 Stairs rising to First Floor  
 Entrance  
 Entrance Hallway  
 Lounge/Diner/Kitchen  
 16'9 x 12'2  
 Bedroom  
 9'2 x 9'2  
 En-suite shower room/WC



Council:- BHCC  
 Council Tax Band:- A

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>61</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	

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.

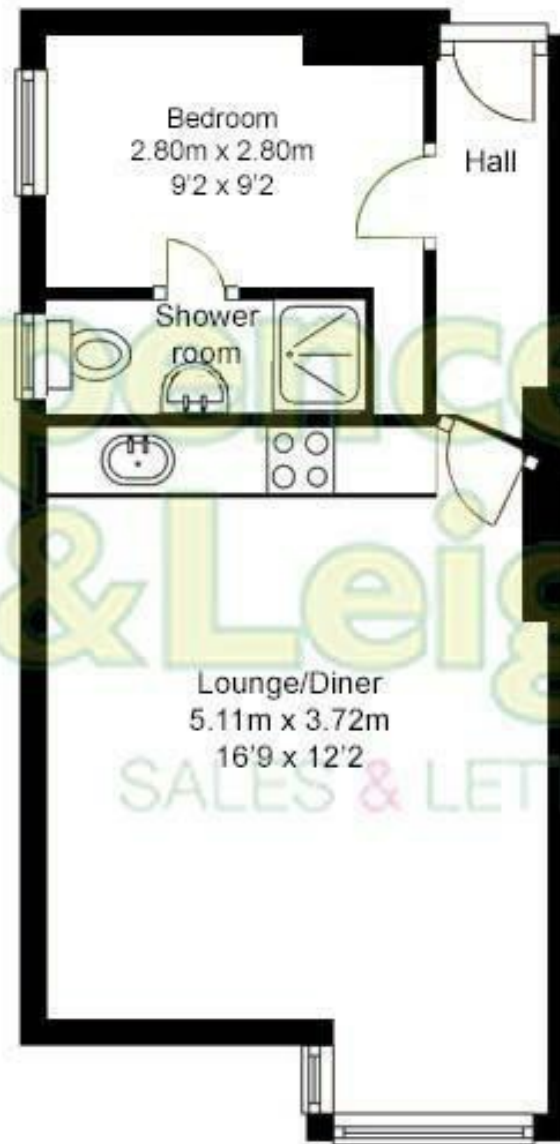
t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)

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& Leigh**

# Floor Plan

Approx. 28.4 sq. metres (305.2 sq. feet)



Total area: approx. 28.4 sq. metres (305.2 sq. feet)