

**Spencer
& Leigh**



37, Preston Grange, Grange Close, Brighton BN1 6BH

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£1,495 Per Month -

- Two bedroom apartment
- Master bedroom with balcony access
- Spacious lounge with balcony access
- Family bathroom with shower over bath
- Gas central heating & double glazing
- Pleasant views over Preston Park
- Unfurnished with neutral decor throughout
- Prime location for amenities
- Available immediately
- Early viewing recommended

WELL PRESENTED & AVAILABLE IMMEDIATELY - A wonderful two bedroom apartment which is ideally situated on the seventh floor of this well maintained purpose built block, with SUPERB VIEWS OVERLOOKING PRESTON PARK and within walking distance of both Preston Park and Brighton mainline stations. The accommodation comprises; Entrance hall with large storage cupboard, spacious lounge with direct access on to a PRIVATE BALCONY overlooking Preston Park, a modern fitted kitchen, master bedroom with fitted wardrobes together with a recently fitted shower room. Other points worthy of a mention include; gas fired central heating, double glazed windows and neutral decoration throughout. This property is available immediately on an unfurnished basis, internal viewing is highly recommended. Exclusive to Spencer & Leigh. COUNCIL TAX - BAND B.



Communal entrance

Entrance hallway

Lounge

Kitchen

Bedroom

Bedroom

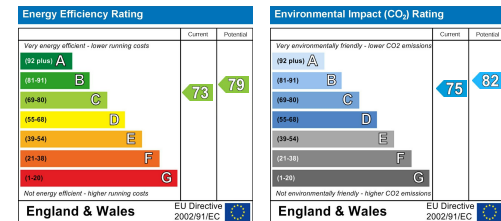
Bathroom



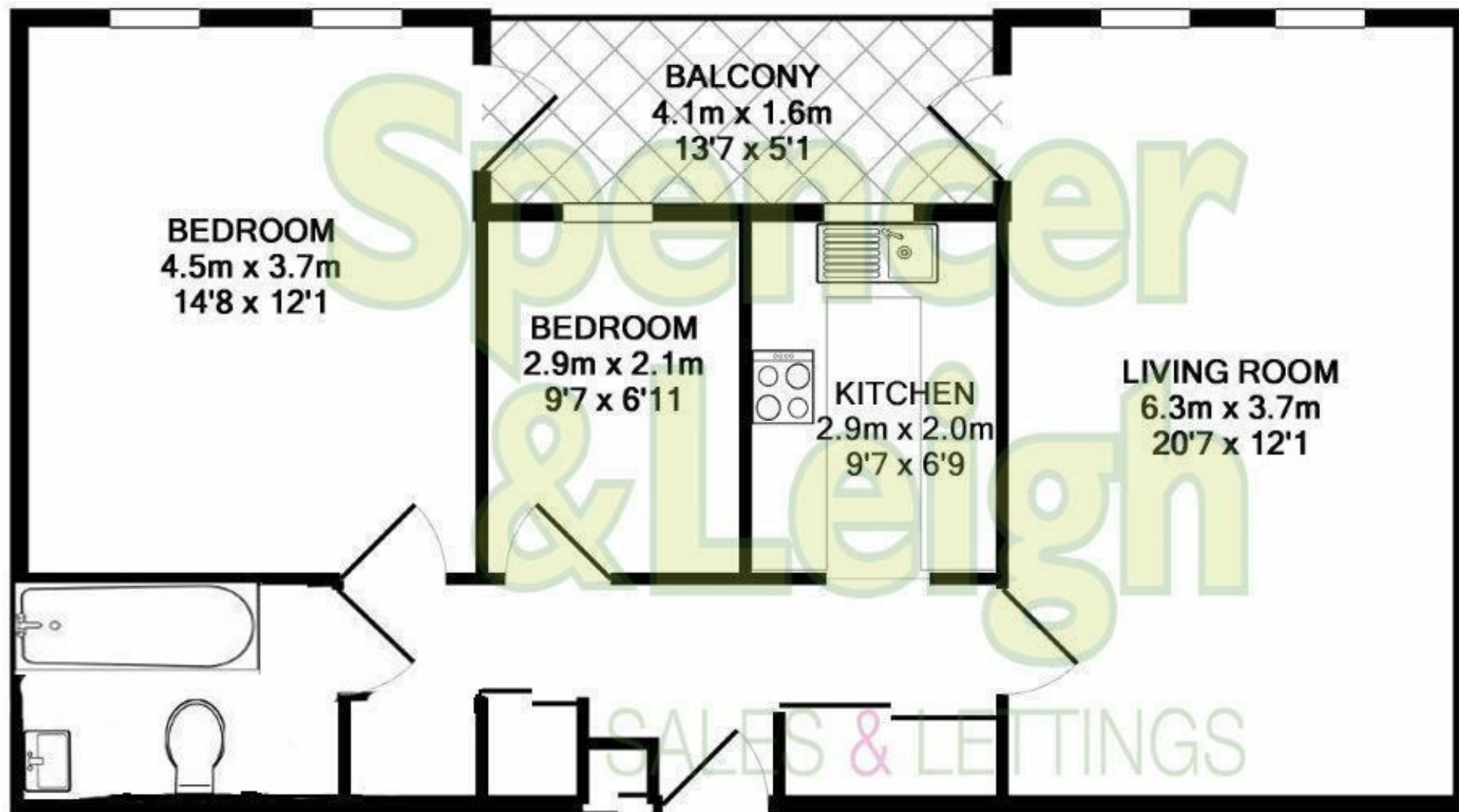
Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. 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 65.7 SQ.M. (708 SQ.FT.)
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