



4, Loyal Parade, Brighton, BN1 5GG

Spencer
& Leigh

4, Loyal Parade,
Brighton, BN1 5GG

£1,895 PCM -

- Spacious three bedroom flat
- Utility bills included within the rent (gas, elec & water)
- Prime position on first floor
- 16' lounge with space for a dining table
- Kitchen/breakfast room (appliances available)
- White bathroom & separate WC
- Beautiful distant views towards The South Downs
- Well presented interior
- Available immediately, unfurnished
- Viewing recommended as sought after location

This well presented three bedroom flat is located on the first floor and has beautiful distant views to the rear. The deceptively spacious rooms feature a 16' lounge with a Southerly aspect, a 13' kitchen breakfast room with an integrated oven and hob, a white bathroom suit with separate WC and three good size double bedrooms. The layout is particularly convenient as many of the rooms are off of a spacious hallway which the past occupant used as a work/hobby space. The neutral tones compliment the stripped floor boards creating a bright and airy living space. The flat has gas fired central heating and double glazed windows, the best bit being, utility bills (gas, electricity and water) are included within the monthly rent. The flat is available immediately on an unfurnished basis. Popular schools catering for most ages are within walking distance together with local shops and open green spaces. Preston Park mainline station is approximately 1.5 miles away. Viewing is highly recommended to appreciate what this impressive flat has to offer.



Entrance Hall

Living Room
16'10" x 12'4"

Kitchen
12'11" x 10'5"

Bedroom 1
16'11" x 10'4"

Bedroom 2
13'8" x 9'8"

Bedroom 3
13'8" x 5'11"

Bathroom

WC

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.

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w: www.spencerandleigh.co.uk

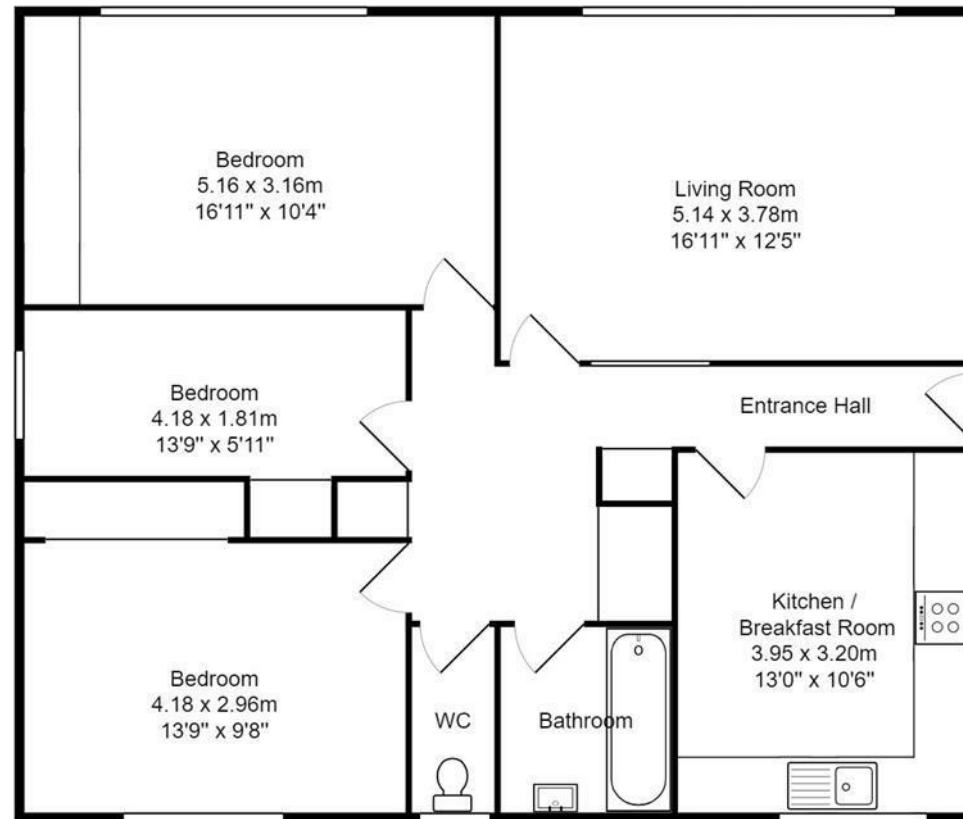


Council:- Brighton & Hove
Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Total Area: 94.0 m² ... 1012 ft²

All measurements are approximate and for display purposes only.