



30, Preston Road, Brighton, BN1 4QF

**Spencer
& Leigh**

30, Preston Road,
Brighton, BN1 4QF

£1,250 Per Calendar Month -

- Newly converted one bedroom maisonette
- Located on the top two floors
- Spacious lounge with a pleasant street view
- Newly fitted kitchen with plenty of storage space
- White bathroom suite
- Electric heating
- Glorious distant view towards the Viaduct
- Available immediately, unfurnished
- Popular location near Preston Circus
- Early viewing recommended

Occupying the top two floors of this newly converted building, viewing of this one bedroom maisonette is highly recommended. The bright and airy accommodation has a neutral colour scheme and being new, makes for a most inviting living space. There is a good size lounge with a recessed kitchen and white bathroom suite, all located on the lower floor. The top floor is home to the bedroom and a glorious distant view towards the Viaduct. Offered to let on an unfurnished basis, the flat is available for immediate possession. London Road with it's many amenities, including cafe's, bars and restaurants, is within walking distance, together with Brighton mainline railway station. Early viewing is recommended. Water bills included in the rent.



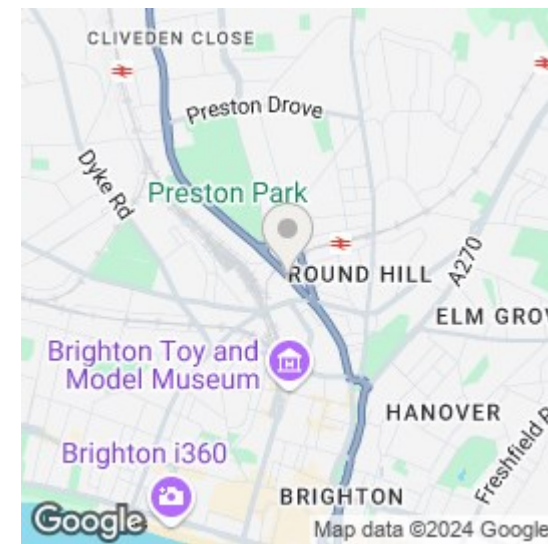
Entrance Hall

Living Room
13'0" x 10'5"

Kitchen

Bathroom

Bedroom
17'11" x 13'6"



Council:- Brighton & Hove
Council Tax Band:-



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

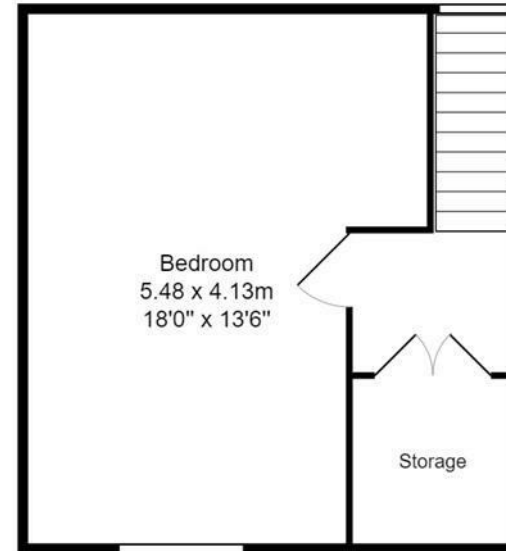
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Lower Floor
Area: 33.7 m² ... 363 ft²



Upper Floor
Area: 27.5 m² ... 296 ft²

Total Area: 61.2 m² ... 659 ft²

All measurements are approximate and for display purposes only.