



27A, Southover Street, Brighton, BN2 9UD

Spencer & Leigh

27A, Southover Street,  
Brighton, BN2 9UD

£1,395 Per Month -

- First floor converted flat
- Two double bedrooms
- Generous split level hallway
- Large southerly facing lounge
- Modern fitted kitchen
- Modern shower room/wc
- Freshly decorated
- Available early December 2024
- Close to local amenities
- Exclusive to Spencer & Leigh

Located in the heart of Hanover, this spacious first floor flat has two double bedrooms and will be freshly decorated before a new tenancy begins. Occupation is available from early December on an unfurnished basis. Key features include UPVC double glazed windows, gas fired central heating and a security entryphone system. Upon entering, you are greeted by a larger than usual entrance hall, there is a spacious southerly facing lounge, a modern fitted kitchen with some integrated appliances together with a modern shower room/wc featuring a white suite. Internal viewing is highly recommended to fully appreciate the quality of this great home. The property is within easy walking distance of Brighton City Centre and the seafront along with local cafes, pubs and the open green space of The Level. Viewing is recommended. Council tax band B.



Southover Street 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.



Entrance

Hallway  
30'6 x 9'5

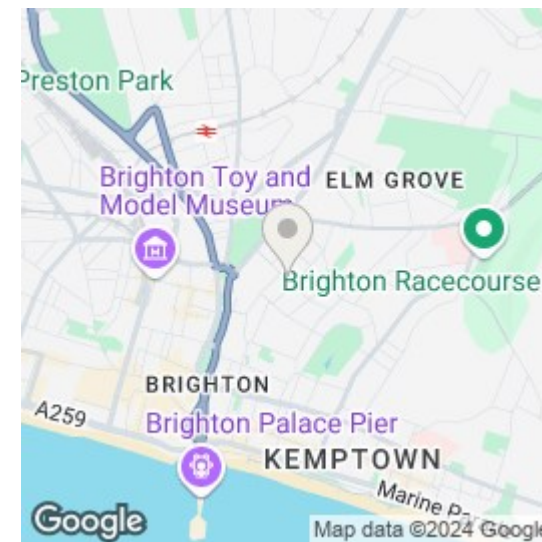
Living Room  
16'9 x 11'2

Kitchen  
10'10 x 8'7

Bedroom 1  
12'1 x 9'3

Bedroom 2  
11'4 x 8'2

Bathroom  
7'10 x 4'11



Council:- Brighton & Hove City Council  
Council Tax Band:- B

### Energy Efficiency Rating

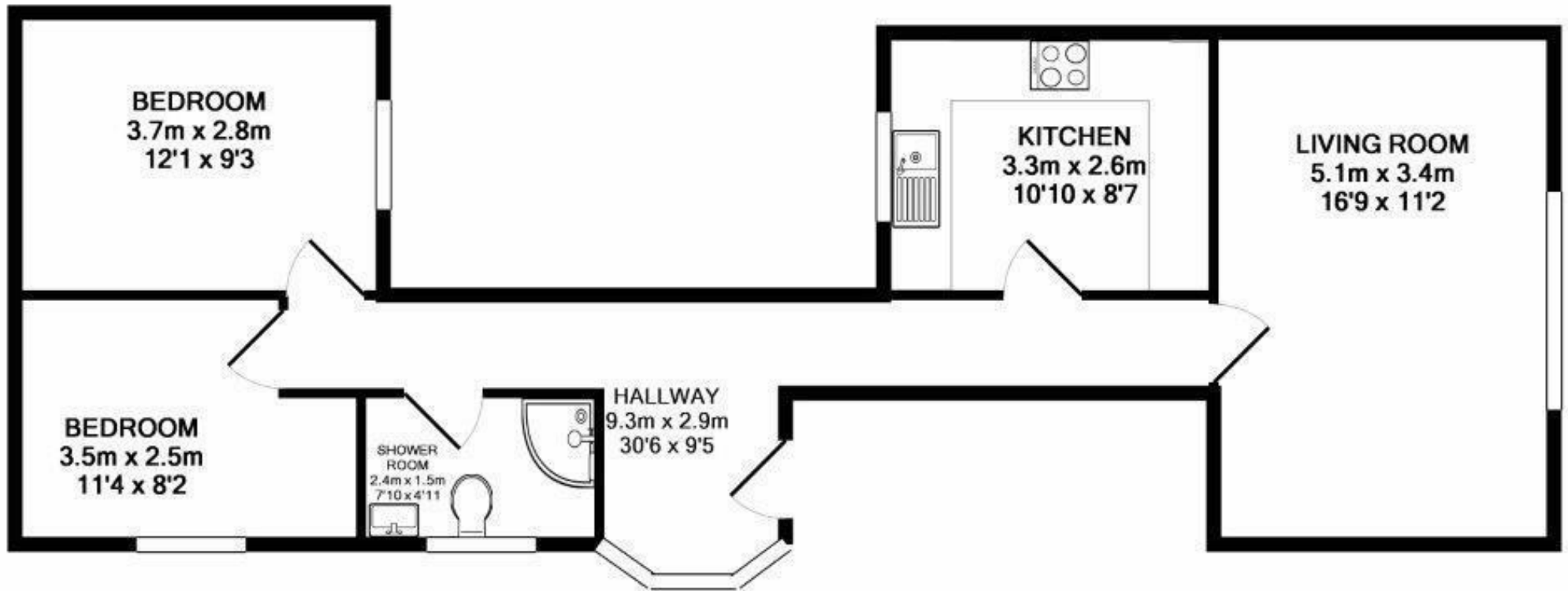
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

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TOTAL APPROX. FLOOR AREA 60.3 SQ.M. (649 SQ.FT.)  
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