



276, Eastern Road, Brighton, BN2 5TA

**Spencer  
& Leigh**



276, Eastern Road,  
Brighton, BN2 5TA

£1,750 Per Calendar Month -

- Three storey versatile home
- Three good size bedrooms
- En-suite bathroom to the lower ground floor bedroom
- Spacious bay fronted lounge
- Modern fitted kitchen/breakfast room
- Recently redecorated to a neutral colour scheme
- Private first floor balcony with distant views
- Gas fired central heating & double glazed windows
- Available now, unfurnished
- Popular location within East Brighton

Being arranged over three floors, this attractive red brick home is larger than it looks! Having recently been redecorated to a neutral colour scheme, the interior comprises a bright and airy living space. The ground floor features a spacious lounge and a kitchen/breakfast room, the lower ground floor comprises a double bedroom with an en-suite bathroom and the top floor, two bedrooms, one of which has a private balcony giving distant views towards farmland. Unusually, the lower ground floor level has a private street entrance giving a degree of versatility to the living space. The property has the benefit of gas fired central heating and double glazed windows. The location is ideal if you require easy access to the Royal Sussex County hospital and Brighton Marina, as both fall within walking distance. Offered unfurnished with immediate possession. Viewing is recommended. Please note, our landlord does not have an HMO license and therefore can not accommodate sharers. Council tax - band D.



Entrance Hall

Living Room  
18'0" x 11'0"

Kitchen/Breakfast Room  
15'8" x 7'1"

Bedroom 1  
20'2" x 11'0"

Bedroom 2  
11'9" x 11'0"

Bedroom 3  
10'7" x 6'14'2"

Bathroom

Ensuite

Balcony

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

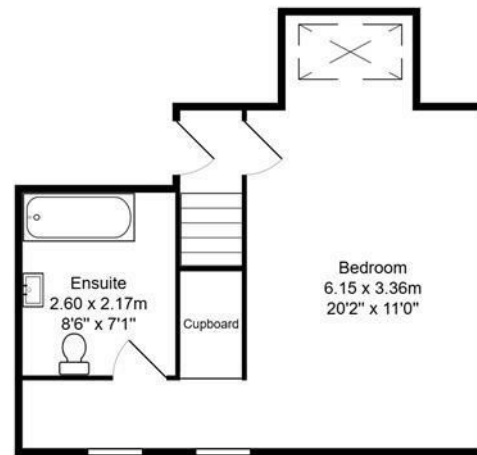
w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



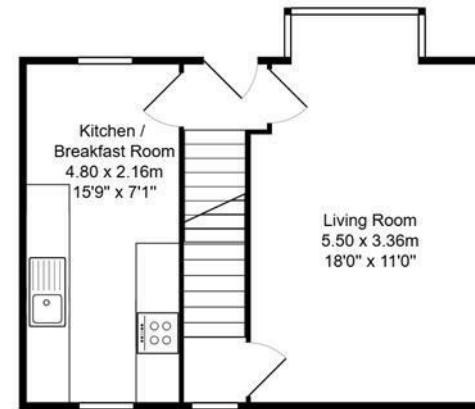
Council:- BHCC  
Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(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	

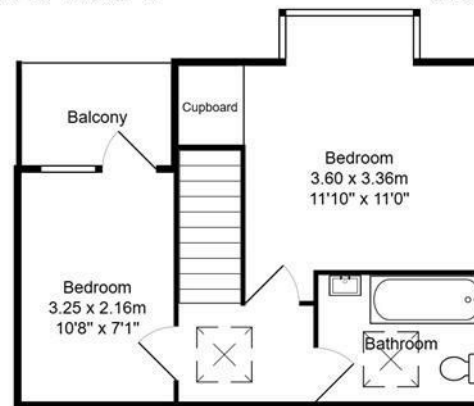
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**Lower Ground Floor**  
Area: 31.0 m<sup>2</sup> ... 334 ft<sup>2</sup>



**Ground Floor**  
Area: 33.0 m<sup>2</sup> ... 356 ft<sup>2</sup>



**First Floor**  
Area: 30.0 m<sup>2</sup> ... 322 ft<sup>2</sup>

**Total Area: 94.0 m<sup>2</sup> ... 1012 ft<sup>2</sup> (excluding balcony)**

All measurements are approximate and for display purposes only.