



22, Campbell Road, Brighton, BN1 4QD

Spencer  
& Leigh

22, Campbell Road,  
Brighton, BN1 4QD

£1,495 Per Calendar Month -

- Attractive ground floor flat
- Two good size bedrooms
- Modern fitted kitchen
- White bathroom suite
- Freshly decorated to a neutral colour scheme
- Newly fitted carpets
- Private street entrance
- High ceilings with original features
- Available immediately, unfurnished
- Popular location near Preston Circus

Located on the ground floor of this attractive double bay fronted building, this beautiful apartment has the benefit of having been freshly decorated and fitted with new carpets. The well proportioned accommodation features an impressive 16' lounge, a modern fitted kitchen, white bathroom suite and two good size bedrooms. Gas fired central heating is in situ. There is character and original features including sash windows and high ceilings with mouldings. Unusually, the apartment has its very own private street entrance. Offered to let with immediate possession on an unfurnished basis, internal viewing is highly recommended. Local shops, cafes and Brighton mainline railway station are within walking distance.


COUNCIL TAX - BAND B



- Entrance Hall
- Kitchen
- Living Room  
16'2" x 12'0"
- Bedroom 1  
12'0" x 11'5"
- Bedroom 2  
8'11" x 7'9"
- Bathroom



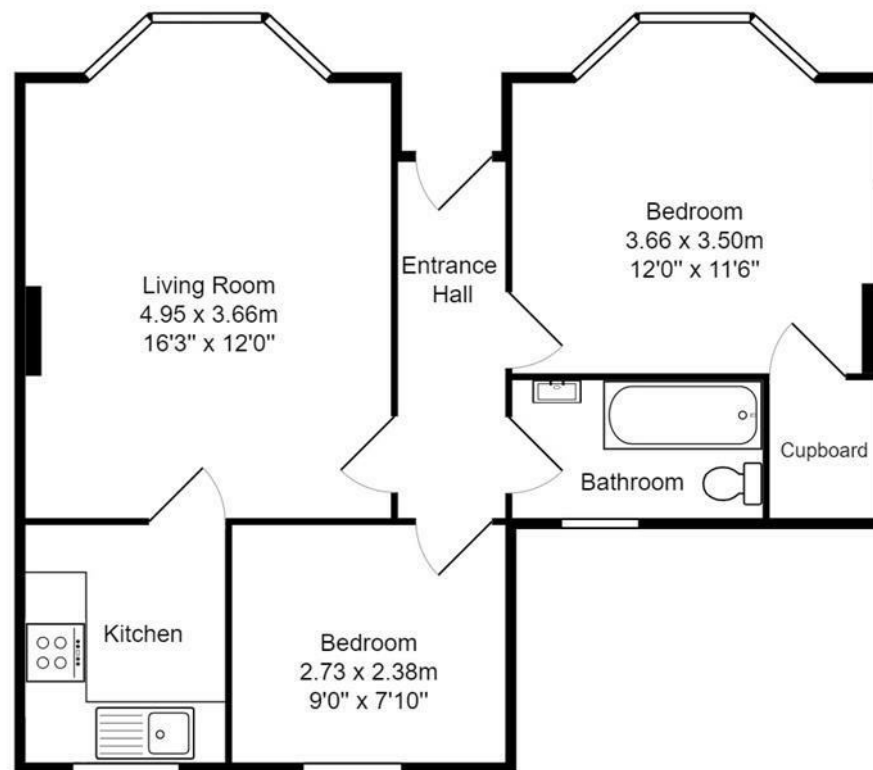
Council:- Brighton & Hove  
Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>70</b>	
(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.

t: 01273 565566  
w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)

Spencer  
& Leigh



**Total Area: 50.0 m<sup>2</sup> ... 539 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.