



65 Withdean Court, London Road, Brighton, BN1 6RP

**Spencer  
& Leigh**



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Brighton, BN1 6RP

£1,050 Per Month -

- Purpose built studio apartment
- Spacious studio room with tree top views
- Dividable living & sleeping space
- Modern separate kitchen
- White modern bathroom/WC
- GCH & double glazed windows
- Small outside balcony space
- Available unfurnished
- Popular location
- Exclusive to Spencer & Leigh

ZERO DEPOSIT OPTION AVAILABLE - Don't miss out on this excellent purpose built studio apartment with a small outdoor space. The property features UPVC double glazed windows, modern slimline electric heating and newly fitted carpets. Rarely do these apartments become available to rent and they always impress having a good size studio room, with dividable space for living and sleeping. There are great tree top views from the large windows in the main studio space. The separate kitchen is equipped with modern units including a built in electric oven, hob and standing space for a washing machine and upright fridge freezer. From the kitchen there is access to a small shared balcony ideal for a morning coffee ready to start the day. The bathroom has a white modern suite with an over bath shower. Outside the property has well kept communal gardens with mature trees, an ornamental pond and residents permit parking. Located in the leafy green district of Preston Park, close to the Mainline Station and other transport links and a number of local shops. Being available to let unfurnished towards the end of May, viewing is highly recommended. COUNCIL TAX BAND - A



A favoured location within walking distance of Preston Park and its mainline railway station. Boutique shops and friendly pubs are within easy reach at nearby Fiveways. A regular bus service and cycle lane provides access to the seafront and city centre.



Stairs Rising To All Floors

Entrance Hallway

Studio Room  
18'1 x 13'2

Kitchen  
8'6 x 6'0

Bathroom  
8'4 x 5'10

Balcony



Council:- BHCC  
Council Tax Band:- A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	56	74
England & Wales		EU Directive 2002/91/EC

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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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