



13 Pinewood, Curwen Place, Brighton, BN1 6UQ

Spencer
& Leigh

13 Pinewood, Curwen Place,
Brighton, BN1 6UQ

£1,395 Per Calendar Month -

- Well presented second floor flat
- Two double bedrooms
- Spacious lounge
- Modern fitted kitchen with appliances
- White bathroom suite
- Private balcony
- GCH & Double glazed windows
- Well presented interior
- Available end of July, unfurnished
- Exclusive to Spencer & Leigh

This spacious and well presented flat is located on the second floor with it's very own private balcony which overlooks the communal gardens. Available from the end of July, the unfurnished accommodation features a decent size lounge with direct access to a private balcony. Unusually, both bedrooms are good size double rooms with bedroom room coming with built in wardrobe space. The modern fitted kitchen has the added benefit of a dishwasher, washing machine, fridge & freezer. The white bathroom suite has an over bath shower. Other points to mention are gas fired central heating, double glazed windows and a security door entry phone system. Pinewood is located in a well maintained private development within walking distance of Preston Park station. As an added benefit, occupiers of Pinewood have use of the Residents Parking. Viewing is recommended. COUNCIL TAX BAND: B



Pinewood is a sought after block set just off of the London Road near the popular Preston Park with its large recreational area and historical manor house. Facilities are in abundance with bus routes in and out of the city as well as easy access to the A23 for links to road networks to London. Preston Park railway station is also a short walk away along with a good range of local schools and shops.



Entrance hall

Living room
14'9 x 13'11

Kitchen
12'2 x 7'5

Bedroom one
13'8 x 9'7

Bedroom two
12'5 x 10'11

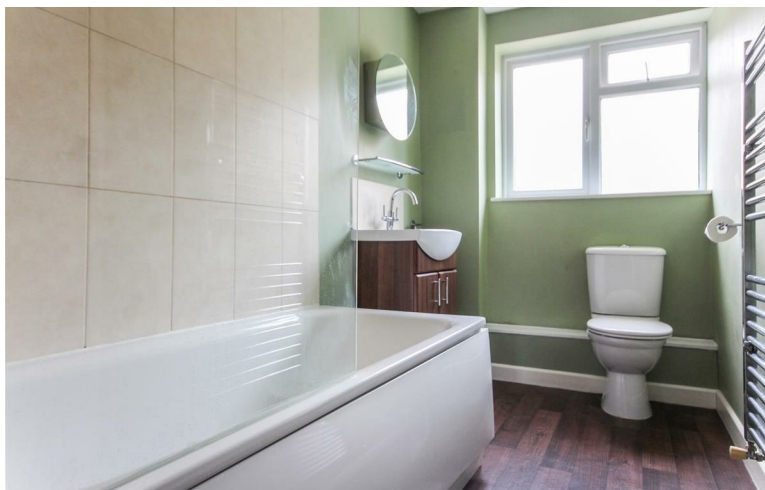
Bathroom
10'0 x 5'4

Balcony
12'3 x 3'6

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

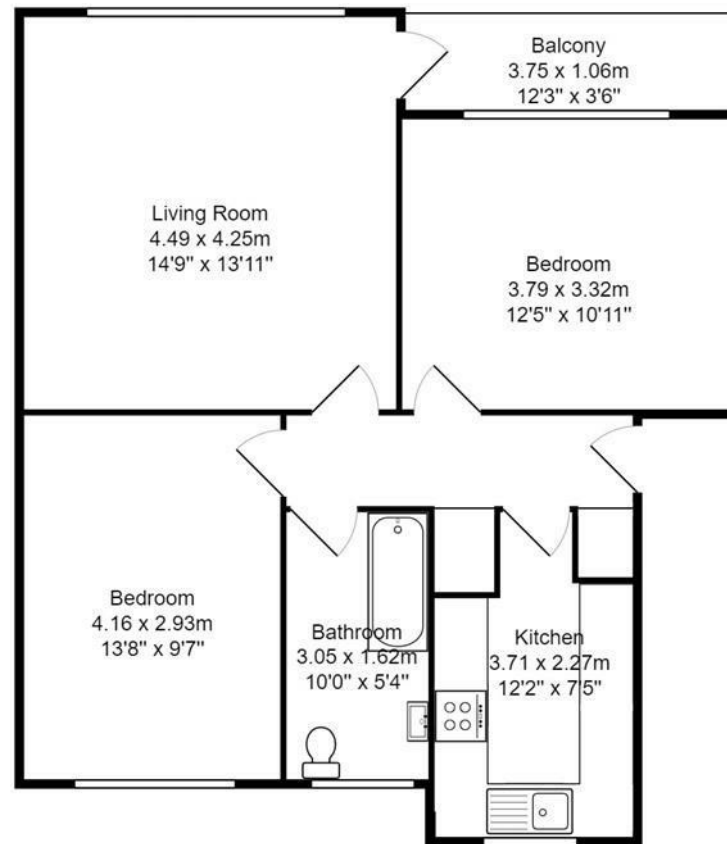


Council:- Brighton & Hove
Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	81
(69-80) C		
(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	

**Spencer
& Leigh**



Total Area: 62.8 m² ... 676 ft² (excluding balcony)

All measurements are approximate and for display purposes only.