



4, Shaftesbury Place, Brighton, BN1 4QS

Spencer
& Leigh



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£1,795 Per Calendar Month -

- Three storey period home
- Flexible accommodation with up to four bedrooms
- Sociable kitchen living room
- Modern fitted kitchen, White modern bathroom
- Neutrally decorated rooms with grey carpets throughout
- Pleasant rear garden
- Double glazing and gas central heating
- Available from early December, unfurnished
- Close to London Road Station
- Viewing highly recommended

This box fresh three storey period home is located in the sought after district of Preston Circus and is offered to let from early December, unfurnished. The flexible living space is arranged over three floors and can offer up to four spacious bedrooms over the ground and first floor levels.

The lower ground floor provides a sociable living space which connects a dining room to the kitchen and garden beyond. The kitchen has modern fitted units and built in domestic appliances. Also located at this level is the family bathroom which has a white modern suite.

Having been the subject of a program of maintenance in 2024 which includes external redecoration, internal redecoration with a neutral fresh palette and fitted grey coloured carpets throughout. The property benefits from double glazing and gas fired central heating making this home simply ready to just move in.

The West facing garden is a real sun trap, being a blank canvas at present with mature shrubs and a patio space.

Nearby are a variety of local shops, bars, cafe's and an independent cinema.

COUNCIL TAX - BAND A



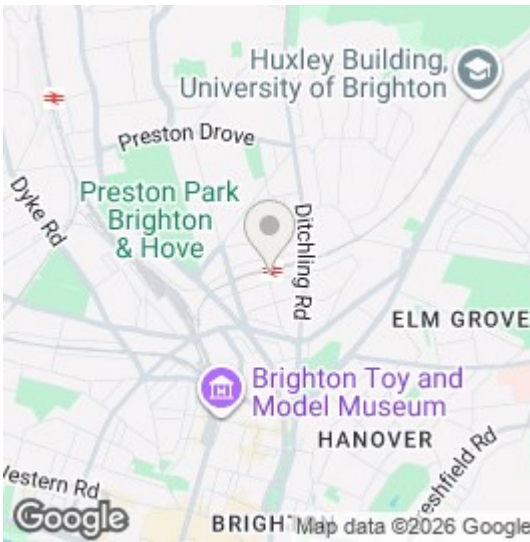
Shaftesbury Road is in a good position and close to all the attractions offered in Brighton town centre. The Fiveways location is nearby and convenient for independent local shopping including butchers, green grocers, local coffee shops and bars. The area has good transport connections with a bus stop close by to take you into central Brighton and London Road Station close by.



Entrance
Entrance Hallway
Bedroom/Reception Room
13'5 x 10'8
Bedroom
12' x 8'8
Stairs lowering to Lower Ground Floor
Reception Room
11'4 x 10'3
Kitchen
11'5 x 8'3
Family Bathroom
Stairs rising to First Floor
Bedroom
14' x 13'5
Bedroom
12' x 8'9
OUTSIDE
Rear Garden
Property Information
Council Tax Band A: £1,558.71 2024/2025
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Restricted on street parking - Zone J
Broadband: Standard 3Mbps, Superfast 80Mbps & Ultrafast 1000Mbps available (OFCOM checker)
Mobile: Fair/Good coverage (OFCOM checker)

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
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Council:- BHCC
Council Tax Band:- A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(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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Approximate Gross Internal Area = 100.56 sq m / 1082.41 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.