



cubitt  
& west

Price

£2,250 PCM

Fees Apply



Available 17/05/25

Falmer Road Brighton  
BN2

cubitt & west  
Helping you move forwards





## Main Features

- No deposit option
- Open house event
- 4 double bedrooms
- Garage and driveway
- Garden
- Available now



**Deposit required is £2,596.15**  
**The City of Brighton and Hove - Council Tax Band Tax Band E**

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

[www.gov.uk/government/publications/how-to-rent](http://www.gov.uk/government/publications/how-to-rent)

[www.gov.uk/private-renting](http://www.gov.uk/private-renting)

[www.cubittandwest.co.uk/renting/tenancy-fees-individuals/](http://www.cubittandwest.co.uk/renting/tenancy-fees-individuals/)

[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

**Call Brighton 01273 747525 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

IMPORTANT INFORMATION: Please contact our Lettings Team who will confirm the total costs involved in renting this property. For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Cubitt & West, 2015. Cubitt & West is a trading name of Arun Estates Limited Registered in England No. 2597969

## Accommodation

### Entrance Hall

**Lounge** 4.68 x 3.61

**Kitchen** 3.66 x 3.25

**Bedroom 3** 3.61 x 3.02

**Bedroom 4** 4.40 x 3.66

### Bathroom

**Conservatory** 2.92 x 2.36

### Landing

**Bedroom 1** 4.04 x 3.63

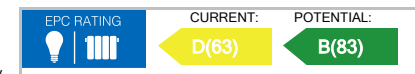
**Bedroom 2** 4.02 x 3.63

### WC

**Front, Side & Rear Gardens**

**Garage**

**Driveway**



## Ground Floor

Approx. 84.3 sq. metres (907.4 sq. feet)



## First Floor

Approx. 40.4 sq. metres (434.5 sq. feet)

