

Apartment (EPC Rating: )

## 2ND FLOOR FLAT3, 15 UPPER LEWES ROAD, BRIGHTON, BN2 3FJ

PCM

# £1,250 PCM

**ASTON VAUGHAN**  
Sales and Lettings



# 1 Bedroom Apartment located in Brighton

**\*\* SPACIOUS // CENTRAL // MODERN NEUTRAL DECOR \*\***

Just a short walk away from Brighton's bustling city centre & seafront, this property is ideally located for professionals who want to walk to work or need to get to Brighton Station! Available to move into from August 2024, this spacious 1 bedroom flat is entered from the first floor communal hallway, before going up to the half landing where you will find a quiet and large double bedroom to the back of the property. From there up to the 2nd floor there is a living room with ample space for 2 sofas and a dining table, a modern bathroom suite with shower over bath and a separate kitchen installed only 2 years ago. What really sets this place apart from the rest is a large loft area that can be accessed by a drop down ladder, perfect for storage!


If you have any further questions or would like to arrange a viewing please don't hesitate to give us a call or send an enquiry!!





Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Call us on

**01273 253000**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.