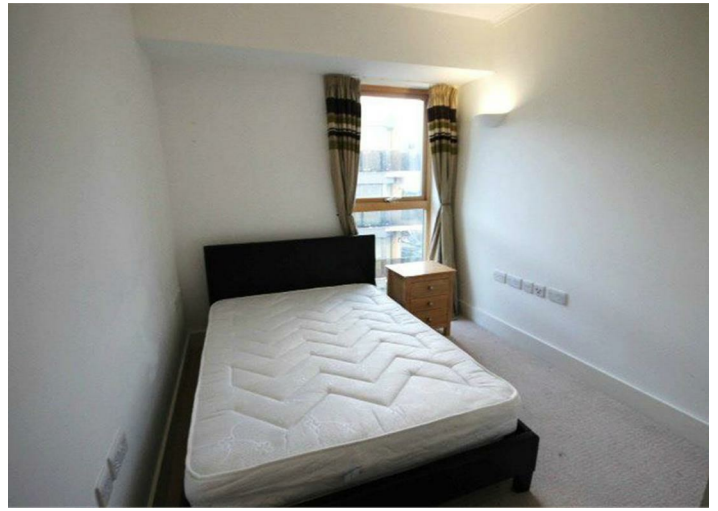


Stroudley Road  
Brighton  
BN1 4ZB



**CALLAWAYS**  
RESIDENTIAL  
SALES & LETTINGS



# 88 Brighton Belle Stroudley Road

RENT INCLUDES ALL HEATING, HOT WATER, POWER AND WATER RATES.. Two bedroom two bathroom sixth floor apartment. Accommodation comprises a good size master bedroom with en-suite shower room and built in wardrobe, further second smaller double bedroom, family bathroom with shower, fully fitted open plan kitchen with a range of integrated appliances and large bright lounge. The flat has a private balcony as well as access to communal roof terrace. Available week commencing 5th August.

### Communal Entrance

Entrance via security front door into lobby area. Letterboxes for all apartments. Two passenger lifts to all floors.

### Communal Lobby

Sixth floor landing with communal terrace and seating, Front door to flat.

### Inner Hall

Doors to all rooms.

### Open Plan Living Room

23' 7" x 15' 9" (7.19m x 4.80m) at maximum points. Living Area: TV point, power points, telephone point, triple glazed French doors onto south facing balcony overlooking Stroudley Road. Kitchen Area: Range of wall and base mounted units with laminate work surfaces, stainless steel sink with mixer tap, electric four ring hob with extractor fan over and electric oven below, integrated dishwasher, fridge/freezer, washer/dryer, triple glazing window to side, wood effect flooring.

### Balcony

Southerly aspect terrace overlooking Brighton North Lanes and Sea.

### Master Bedroom

18' 3" x 10' 1" (5.56m x 3.07m) at maximum points Triple glazed window to side, power points, TV point, telephone point, built in wardrobes.

### En Suite

En suite comprises of purpose built walk in shower, low level WC, vanity unit housing hand basin, part tiled walls.

### Bedroom 2

13' 4" x 8' 5" (4.06m x 2.57m) Triple glazed window to side, radiator, power points, TV point, telephone point and built-in wardrobe.

### Bathroom

Bathroom comprises of three piece suite, panelled bath, low level WC, vanity unit with hand basin, part tiled walls and extractor fan.

### Communal Roof Terrace

There are communal terraces on many of the floors as well as a spacious roof terrace on the 11th floor with panoramic views over the city.

### OTHER INFORMATION

EPC rating B

Council Tax band D ( Brighton and Hove council)

Security deposit £2307.69

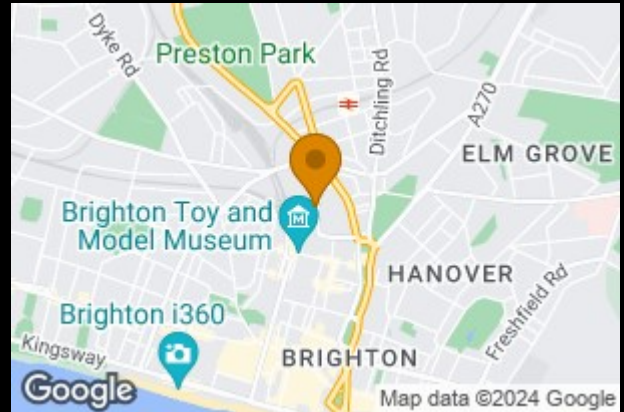
Holding deposit £461.54

Local Authority  
Brighton & Hove City Council

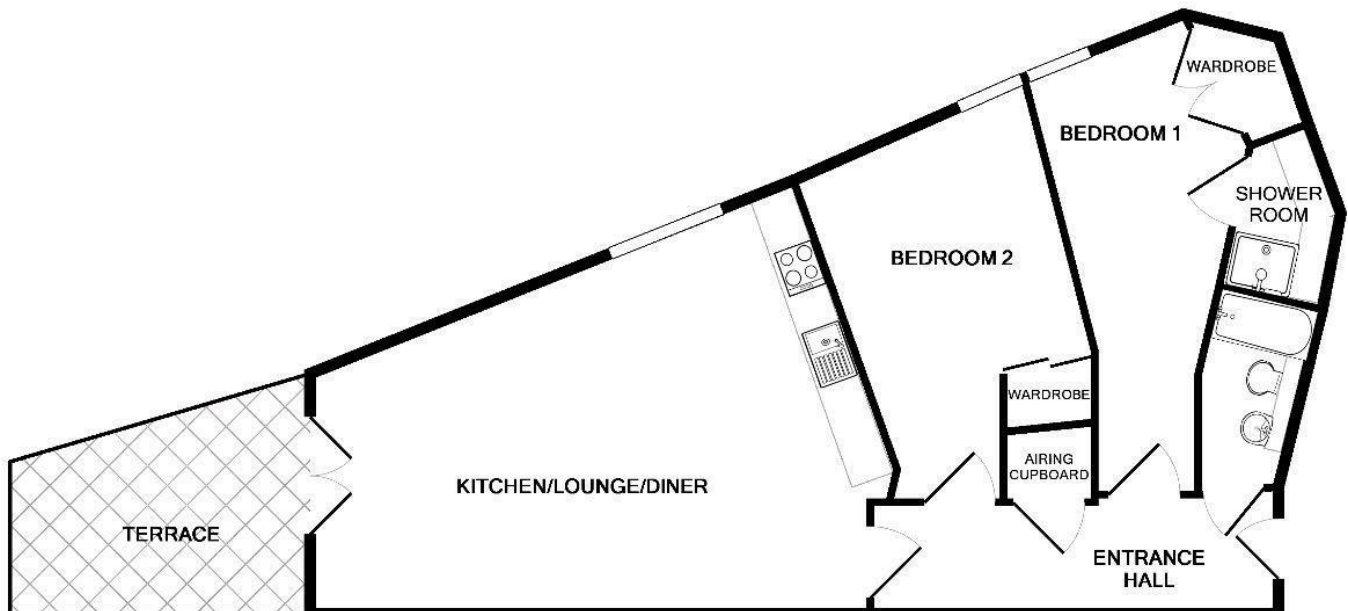
Council Tax Band  
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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



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/tenants are advised to recheck the measurements



TOTAL APPROX. FLOOR AREA 760 SQ.FT. (70.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**Callaways Lettings**

North & South Studios 3

Wilbury Grove

Hove

Brighton & Hove

**Contact**

01273-735237

[enquiries@callaways.co.uk](mailto:enquiries@callaways.co.uk)

[www.callawaysestateagents.co.uk](http://www.callawaysestateagents.co.uk)