

Pullman Haul
New England Street
Brighton
BN1 4LS



CALLAWAYS
RESIDENTIAL
SALES & LETTINGS



63 Pullman Haul

£2,350 PCM

Communal Hallway

Lift and stair access to all floors

Entrance Hall

Double cupboard housing hot water tank and additional shelving, wood flooring, doors to all major rooms

Open Plan Living Space

Triple aspect open plan living space with triple glazed windows. Wood flooring throughout, coved ceiling, up lighters

Kitchen

13' x 9' 7" (3.96m x 2.92m) Fully fitted, modern white kitchen with floor and wall mounted units. Roll top work surface with four ring hob oven beneath and extractor over. Stainless steel sink with mixer tap. Integrated fridge freezer, dishwasher and washing machine. Ceramic tiled flooring, part coved ceiling and under unit lighting. Triple glazed windows to the east and north.

Bedroom One

11' 8" x 13' 10" (3.56m x 4.22m) Full room height, triple glazed window offering great city views with additional window to side. Two built in double wardrobes with shelving and hanging space and Wall up lighters

Ensuite

En-suite shower room with walk in shower cubicle with part tiled walls, wash hand basin and low level WC. Part tiled walls, tiled floor, ceiling down lighters, shaving point and window with obscured glass to the side, heated towel rail.

Bedroom Two

16' 4" x 10' 2" (4.98m x 3.10m) Easterly aspect window, with door leading to shallow balcony offering great city views. Built in double wardrobes, wall up lighters, wood flooring.

Bathroom

8' 3" x 6' 5" (2.51m x 1.96m) Modern white bathroom suite incorporating bath with shower attachment over, hand wash basin and low level WC. Tiled flooring, part tiled walls, heated towel rail.

Other Information

Rent is inclusive of Freesat TV service, Broadband and TV License.

Hot water and heating included

EPC rating: C

Council Tax band D

Parking zone Y

8 Month Contract

1 weeks holding deposit required £542.31

Security Deposit £2711.53

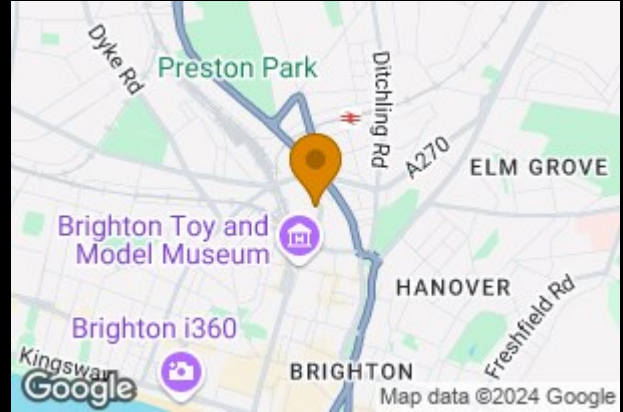
Local Authority
Brighton & Hove City Council

Council Tax Band
D

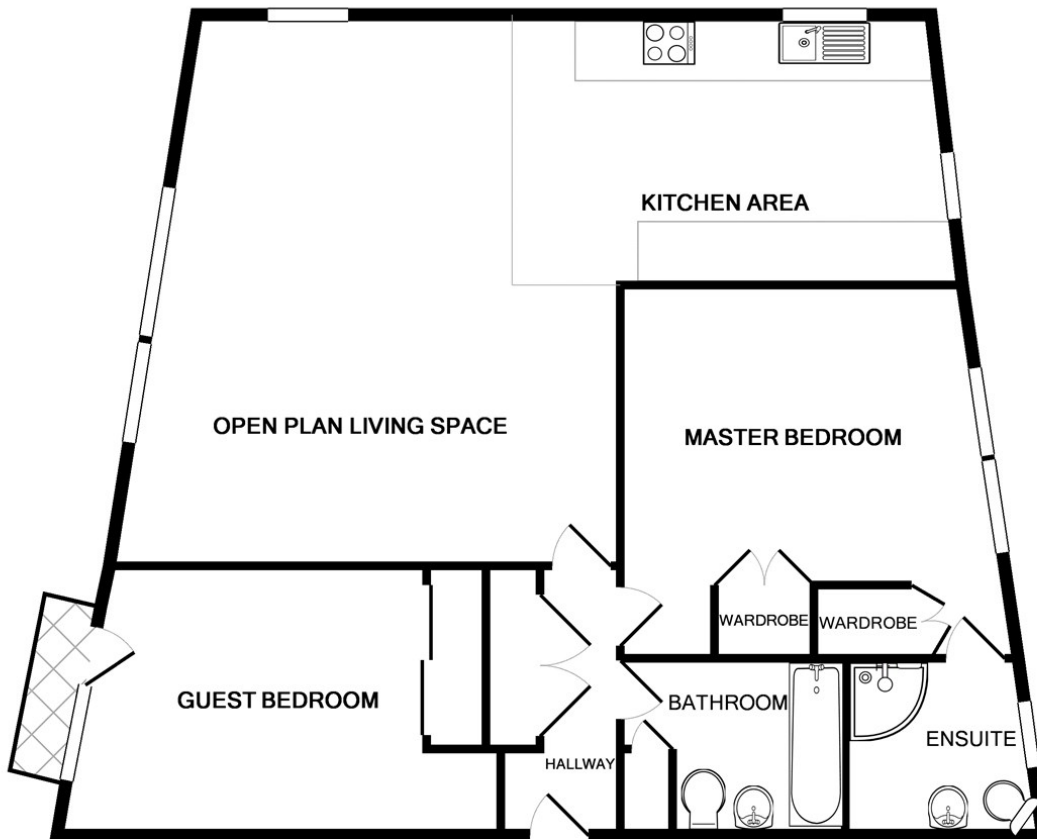
Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(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



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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