



**Lewes Road, Brighton, BN2 3GU**

**£1,140**



- Open Plan
- Close to local amenities
- Unfurnished



- One Double Bedroom
- Useful storage cupboard
- Available early June

# Lewes Road, Brighton, BN2 3GU

## £1,140



### Summary

Situated in a prime location, this flat is just a stone's throw away from all the amenities and attractions that Brighton has to offer. Whether you fancy a leisurely stroll along the beach, exploring the quirky shops in The Lanes, or enjoying a night out in the lively city centre, this property provides easy access to it all. Situated in a purpose built block, this property benefits from open plan living double bedroom and fitted bathroom suite.

Don't miss out on the opportunity to make this flat your new home in Brighton. Contact us today to arrange a viewing!  
Council tax - A. EPC - C. Parking Zone - V.

### Open Plan Lounge and Kitchen

13'11" x 9'8" (4.26 x 2.95)

Open Plan Lounge and Kitchen with beech units and grey worktops. Gas Cooker

### Bedroom

19'7" x 11'6" (5.97 x 3.51)

Double Bedroom

### Bathroom

8'8" x 3'6" (2.65 x 1.09)

White Tiled Bathroom suite. Shower head over corner bath. Wash hand basin and W/C.

### Useful Information

Council tax - A. EPC - C. Parking Zone - V

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		

