



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

**£1,100 Per month**



- Central location
- Open plan
- Unfurnished



- One bedroom
- Close to local amenities
- Available early July

# Lewes Road, Brighton, BN2 3GU

## £1,100 Per month



### Summary

Welcome to this property located on Lewes Road in the vibrant city of Brighton! Situated in a purpose-built development, this flat features an open-plan layout that creates a bright and airy atmosphere. The property benefits from gas central heating and laminate flooring throughout. Being close to local amenities means you'll have everything you need right at your doorstep, from shops to cafes, making daily errands a breeze. With easy access to bus routes leading to Brighton centre, you'll have the city's vibrant attractions and seaside delights within easy reach.

Contact us today to arrange a viewing and secure your spot in this desirable area!

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

### Open plan lounge and kitchen

8'7x13'7 (2.62mx4.14m)

Cosy open plan lounge and kitchen with light grey units and wooden affect work tops. This proeprty comes without the washing machine and fridge/freezer.

### Bedroom

6'5" x 11'6" (1.97m x 3.51m)

Good size double bedroom.

### Shower room

Modern fully tiled beige shower room with shower cubicle, wash hand basin and w/c

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

