



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

**£1,450 Per month**



- Two Bedrooms
- Private Garden
- Unfurnished



- New Bathroom suite
- Ground Floor
- Available Now



# Lewes Road, Brighton, BN2 3GU

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### Summary

RECENTLY REDECORATED, UNFURNISHED GROUND FLOOR TWO BEDROOM FLAT WITH REAR GARDEN JUST OFF THE LEWES ROAD.

This property benefits from gas fired central heating and a good size north facing rear garden. The flat is situated just off the Lewes Road meaning there are plenty of local amenities and bus routes to most parts of the city. Ideal for a couple or single occupant. Parking zone: V. EPC: C. Council Tax: B.

### Lounge

8'8x13'7 (2.64mx4.14m)

Good size lounge with south facing bay window. Grey laminate flooring.

### Kitchen

7'7x5'5 (2.31mx1.65m)

Beech style kitchen with grey mockled work tops. Space for a washing machine and fridge. Location of boiler.

### Bedroom One

10'5x10'4 (3.18mx3.15m)

Decent size double bedroom with light grey carpet. Window overlooking the garden

### Bathroom

Newly fitted grey bathroom suite with bath and mixer shower. Wash hand basin. WC. Radiator.

### Bedroom Two

8'5x12'3 (2.44m'1.52mx3.66m'0.91m)

Double bedroom with grey laminate flooring and access to the back garden. Radiator.

### Rear Garden

Spacious north facing rear garden with patio area.

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		

