



Lewes Road, Brighton, BN2 3GU

£1,500 Per month



- Available Late September
- 3 Double Bedrooms
- Unfurnished
- Good Transport links

- Private Rear Garden
- New Flooring Throughout
- Close to local amenities
- Students Welcome

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Summary

Christmas Move-In Offer!

Move in before Christmas and enjoy 1 week of rent absolutely FREE. Settle into your new home just in time for the festive season!

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, three double bedrooms 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!

Lounge

13'11" x 8'8" (4.26 x 2.66)

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

Kitchen

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

Bathroom

White bathroom suite. Bath with shower over head, W/C, Wash hand basin

Bedroom 1

10'6" x 10'4" (3.22 x 3.16)

Double room, Grey Carpet, Neutral Walls, Window overlooking Garden

Bedroom 2

8'11" x 12'7" (2.73 x 3.84)

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

Bedroom 3

8'2" x 13'4" (2.49 x 4.07)

Double room, Grey Carpet, Neutral Walls, Window overlooking Garden

Garden

Spacious north facing rear garden with patio area.

Useful Information

Council Tax - B

EPC - C

Parking Zone - V

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

