

**TO LET**



**Southover Street, Brighton**  
**£1,500 pcm**

  
**MARTIN&CO**

## Southover Street, Brighton

Detached,  
2 bedroom, 1 bathroom

£1,500 pcm

Date available: From 10<sup>th</sup> May 2025

Deposit: £1,730

Unfurnished

Council Tax band: C

- Modern throughout
- Central Location
- Under Floor Heating
- Patio Area
- Bike Storage



Available Date - From 10th May 2025

Holding Deposit - £346.00

Rent - £1500pcm

Deposit - £1730

Council Tax Band – 'C'

Electricity Supply – Mains services

Water Supply – Mains services

Sewerage – Mains services

Heating – Gas

Broadband – Ultrafast available (According to Ofcom)

Mobile Signal Coverage – Likely/limited indoor & likely





outdoor (According to Ofcom)  
Parking – Street (permit parking)

KITCHEN Fitted with a range of eye level and base units.  
Fan assisted Electric oven and hob. Integrated Fridge and  
washing machine. French doors leading to patio area.  
Under stair storage Cupboard. Wood Laminate Flooring  
with under floor heating

LOUNGE Wood Laminate Flooring with under floor heating.  
Spiral staircase leading to First Floor.

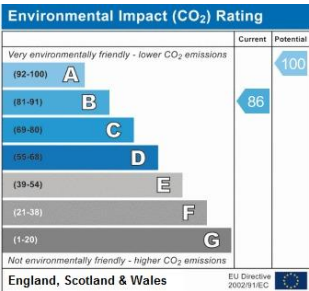
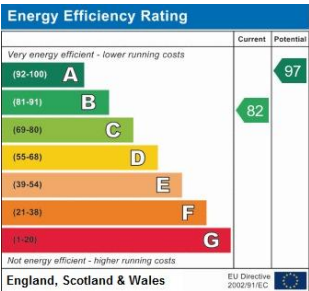
BEDROOM ONE 14' 6" x 13' 6" (4.42m x 4.12m) Double  
Bedroom

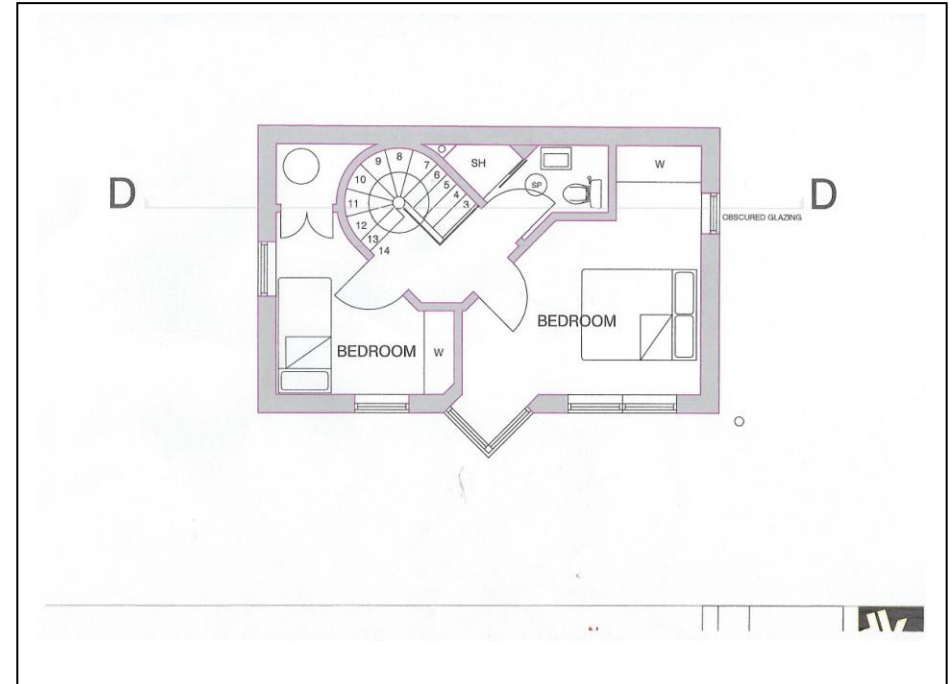
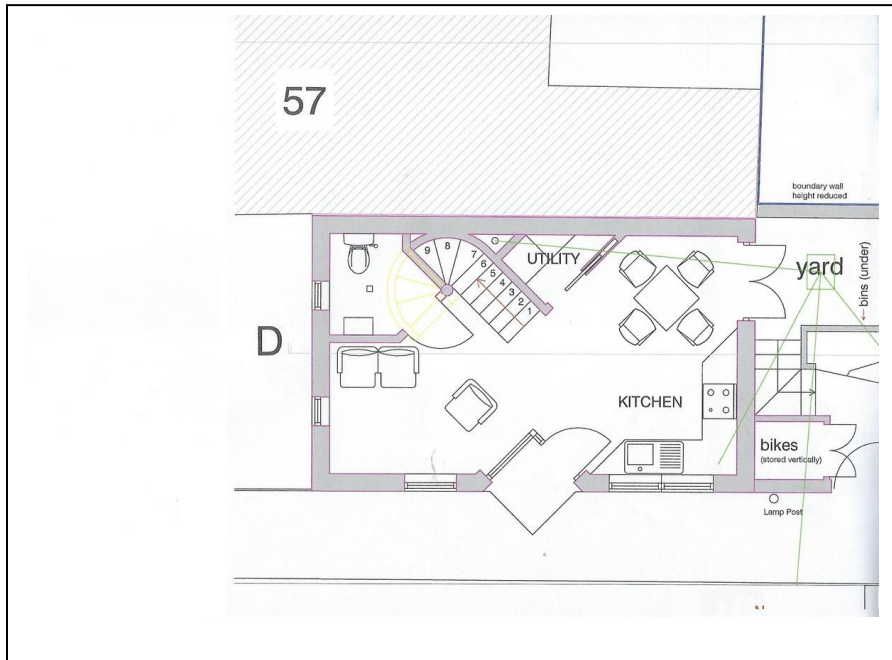
FIRST FLOOR

BEDROOM TWO 10' 0" x 7' 5" (3.06m x 2.27m) Single  
Bedroom or study with Built in wardrobe

SHOWER ROOM Fitted with a shower cubicle and  
cotemporary wash basin and WC. Heated towel rail

OUTSIDE Patio area and bike storage area.





## Martin & Co Uckfield

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.