

50 St James Street
Brighton
East Sussex
BN2 1QG

T 01273 915400
E olga.wojnarova@tpsb.co.uk



Dudley Road , Brighton, BN1 7GN £2,175 Per month

Set in a residential area, close to the Lewes Road with all of its facilities including shops, cafes and local transport into the city centre is this spacious four bedroom house.

The property itself is to be let unfurnished and has a large reception room with parquet flooring and square bay to the front. Large feature opening from the lounge into the generous kitchen offering lots of light. The kitchen is to the rear of the house and has a range of wall and base units, washing machine, tumble dryer, oven, hob and fridge/freezer. There is access to a delightful roof terrace from double glazed patio doors from the kitchen. To the ground floor there is also a shower room with w.c. To the lower ground floor is a spacious study area and then two double bedrooms both with views over the rear garden. The garden is accessed on this floor and has a patio area more space behind this. To the first floor of the house is a very large double bedroom to the front of the house and a further double room to the rear. There is a bathroom on this floor with corner bath, w.c. basin and separate shower cubicle.

Benefits include double glazing, gas central heating and on road parking.

Students and families both welcome to apply.

Let unfurnished from end July 2023

EPC Rating: C

Council Tax Band: D

Weekly rent: £501



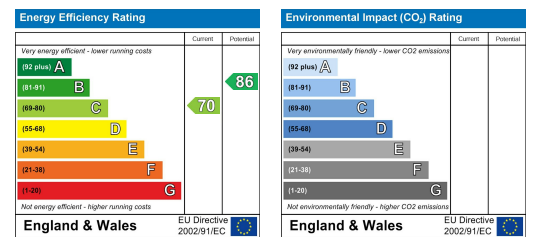
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.