



10A, Coombe Terrace, Brighton, BN2 4AD

Spencer  
& Leigh

10A, Coombe Terrace,  
Brighton, BN2 4AD

£1,050 PCM -

- Spacious one bedroom flat
- Situated on the first floor
- Good size lounge with bay window
- Modern fitted kitchen
- Shower room with double cubicle
- Neutrally decorated throughout
- Double glazing & gas fired central heating
- Available April, unfurnished
- Popular, bustling location
- Viewing recommended

Centrally located in the bustling Lewes Road district, this superb one bedroom flat is located on the first floor of this converted building. There is a spacious bay fronted lounge, a modern fitted kitchen with an integrated oven, a good size double bedroom and a modern bathroom suite. Available to let from the end of April, on an unfurnished basis, the flat benefits from gas fired central heating and double glazed windows. The decorative theme throughout the flat is a neutral, bright and airy feel generating a pleasant environment to live. Local shops, cafes and a regular bus service to the City Centre are easily accessible nearby. Early viewing is recommended. COUNCIL TAX - BAND A.



Coombe Terrace ideally situated for easy access to Brighton mainline railway station and road networks in and out of the City. There is a selection of shops, parks and cafes nearby.



Hallway

Living Room  
14'2 x 11'3

Bedroom  
10'4 x 8'11

Kitchen  
11'6 x 4'3

Shower room  
8'5 x 4'9

#### Property Information

Council Tax Band A: £1,719.63 2026/2027

Utilities: Mains electric, gas, water and sewerage

Parking: On street permit parking Zone U

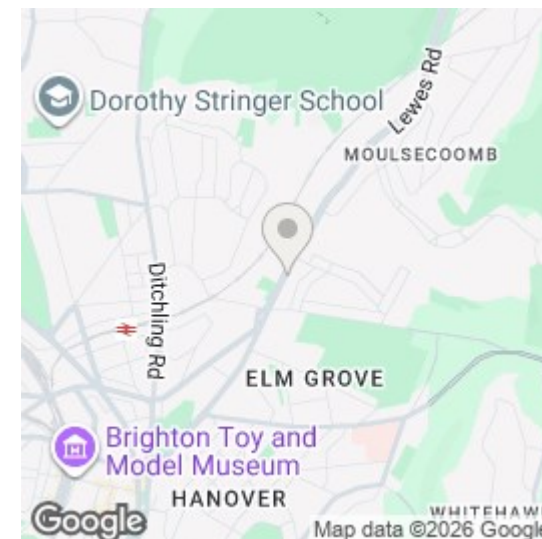
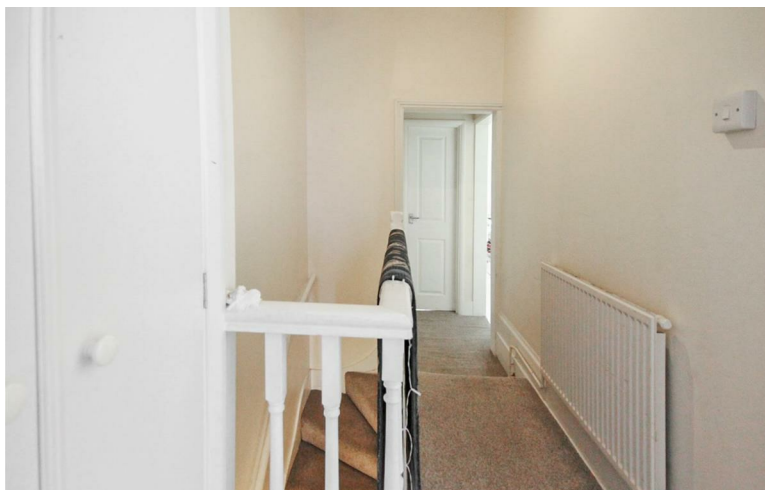
Broadband: Standard 5 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- Brighton & Hove  
Council Tax Band:- A

#### 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>                            | 70                      | 78        |
| (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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |





TOTAL APPROX. FLOOR AREA 36.9 SQ.M. (397 SQ.FT.)  
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