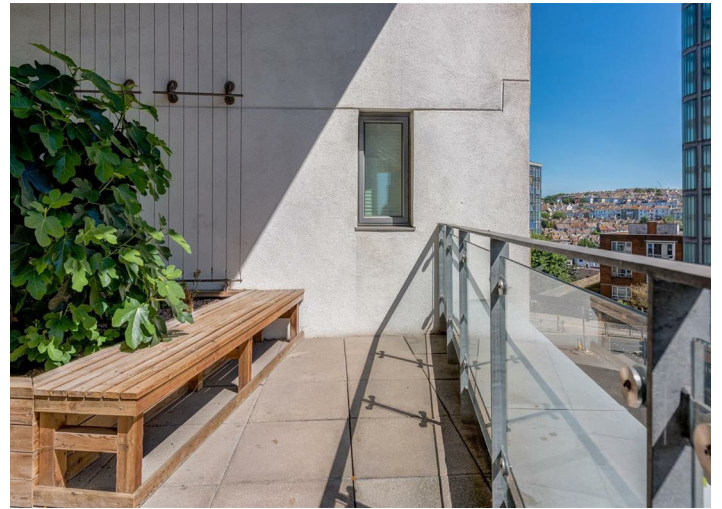


Brighton Belle Stroudley  
Road  
Brighton  
BN1 4ZB



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## Brighton Belle Stroudley Road

### Communal Entrance

The communal hall has a security door with video entry system leading to the entrance lobby with postal boxes. Lifts and stairs provide access to all floors and the communal roof terrace.

### Open Plan/Living Area

Triple glazed doors to Juliette balcony; wall lights. Tiled flooring to kitchen, range of wall and base level units, work surfaces with splashbacks, one and a quarter bowl stainless steel sink and drainer with mixer tap. Electric oven with four ring hob, extractor hood, fridge/freezer.

### Bedroom One

Double bedroom, with triple glazed windows and a built-in wardrobe.

### Bedroom Two

Double bedroom, with triple glazed windows and built-in wardrobe.

### Bathroom

White panel bath with mixer taps and shower attachment, inset wash hand basin with mixer tap, low level WC, part tiled walls, tiled floor, ceiling spotlights and a heated towel rail.

### Separate Ensuite

En-suite comprises shower, low level WC, vanity unit and hand basin, part tiled walls and a heated towel rail.

### Additional Information

EPC Rating: B

Council Tax Band: D

Lease: 125 years, start date January 2008 - 109 years left

Ground Rent: £300 per annum

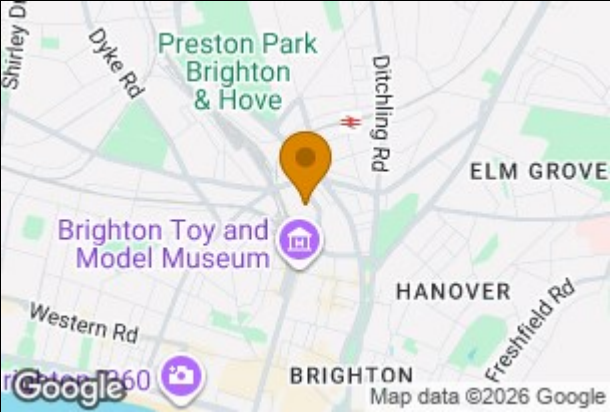
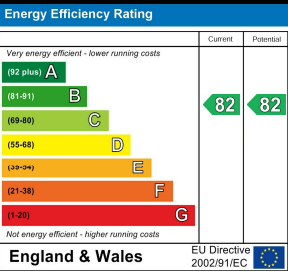
Service Charge: £3,372.82 per annum

Electricity - One Brighton/Switch 2

Managing Agent: SHW (Stiles Harold Williams)

Local Authority  
Brighton & Hove City Council

Council Tax Band  
D



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

32 Brighton Belle

Approximate Gross Internal Area = 62.7 sq m / 675 sq ft

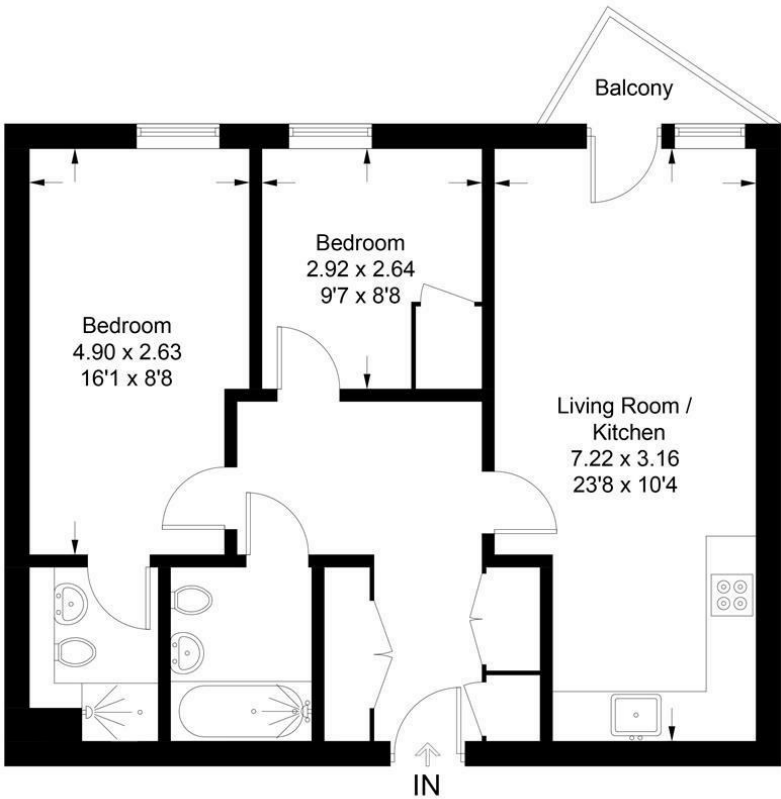


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1120931)



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Wilbury Residential Sales  
North & South Studios, 3  
Wilbury  
Hove  
Brighton & Hove

Contact

01273-735237

[enquiries@callaways.co.uk](mailto:enquiries@callaways.co.uk)

[www.wilburyresidential.co.uk](http://www.wilburyresidential.co.uk)

