



100, Centurion Road, Brighton, BN1 3LN

Spencer
& Leigh

100, Centurion Road,
Brighton, BN1 3LN

£1,850 Per Calendar Month -

- Three storey family home
- Three bedrooms
- Recently decorated with new floor coverings
- Newly fitted kitchen equipped with appliances
- White bathroom suite
- Private entrance to ground and lower ground floor level
- Gas fired central heating
- Pleasant roof top views
- Available immediately, unfurnished
- Central city location

Located in the heart of the city, only a stones throw from Brighton station, this well presented three bedroom family home is offered to let with immediate possession. Arranged over three floors, two of the bedrooms are situated in the top floor with the third, on the ground floor along with the family bathroom. The lounge and newly fitted kitchen equipped with appliances, are located on the lower ground floor. The property has been decorated recently to a neutral theme creating a bright and airy living space. Many sash windows are in situ generating a feel of character and the property is heated by gas fired central heating. Viewing is highly recommended. COUNCIL TAX - BAND E.



Living/Kitchen Space
12'3" x 22'4"

Bedroom 1
9'2" x 11'8"

Bedroom 2
8'1" x 15'3"

Bedroom 3
12'3" x 12'3"

Bathroom
6'0" x 8'10"

Property Information

Council Tax Band E: £3,001.52 2025/2026

Utilities: Mains electric, gas, water and sewerage

Parking: Roadside permit parking, zone Y

Broadband: Standard 8 Mbps, Superfast 80 Mbps, Ultrafast 1800 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

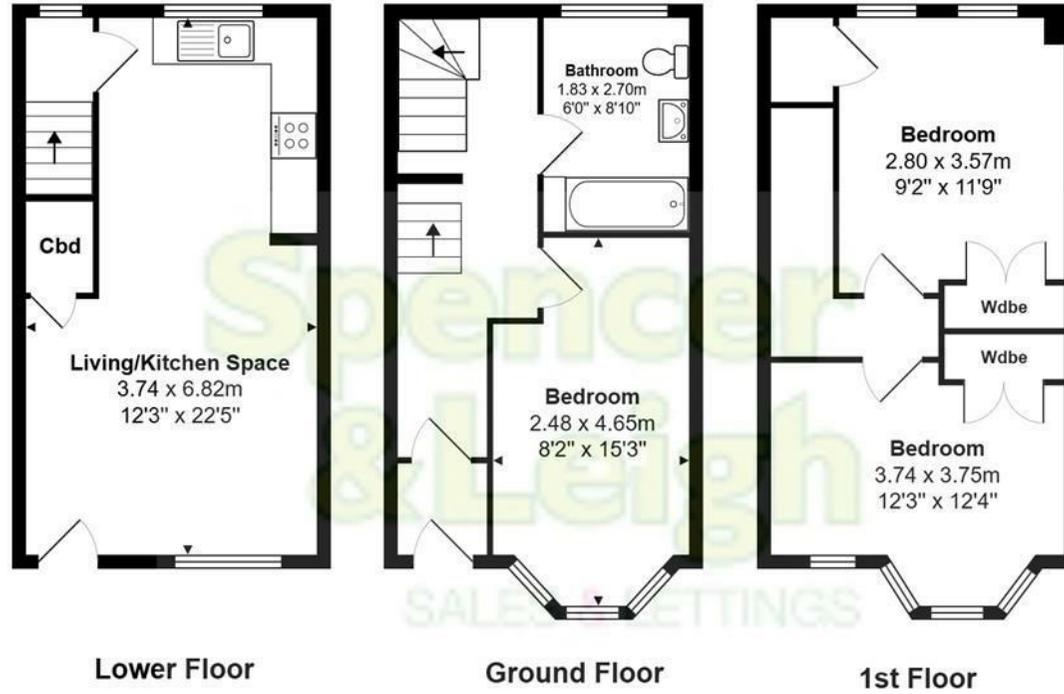


Council:- BHCC
Council Tax Band:- E

Energy Efficiency Rating

| | Current | Potential |
|----------------------------------------------------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 87 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |





Lower Floor

Ground Floor

1st Floor



Total Area: 80.0 m² ... 861 ft²

All measurements are approximate and for display purposes only