



15 St Margarets Court, High Street, Brighton, BN2 7HS

Spencer
& Leigh

15 St Margarets Court, High Street,
Brighton, BN2 7HS

£1,350 Per Month -

- Sought after second floor apartment
- One double bedroom
- Private East facing balcony
- Modern fitted kitchen with appliances
- White bathroom suite
- Communal heating & hot water
- Double glazed windows
- Fantastic sea front location
- Exclusive to Spencer & Leigh
- Available unfurnished from September

NO DEPOSIT OPTION CONSIDERED - This spacious one bedroom apartment occupies a pleasant position on the second floor of this beautiful, Art Deco building which is located in the heart of Rottingdean, overlooking the beach. The secure building has an entry phone system and attractive common ways with it's very own "old elevator" providing access to all floors. Upon entering the apartment, an L shaped entrance hall flows into a good size lounge which has direct access to a private balcony with Easterly views. The kitchen has plenty of storage space with the added benefit of an integrated oven, hob and a freestanding fridge. There is a spacious bedroom and a white bathroom suite which features a bath with shower over. Conveniently in these expensive times, both communal heating and hot water are included within the rent. The apartment benefits from double glazed windows. A summer lifestyle can truly be enjoyed from St Margarets with local shops, pubs and social events all located within a stone throw. Viewing is highly recommended. COUNCIL TAX - A



Entrance hall

Living room
15'7 x 11'11

Kitchen
10'1 x 6'10

Bedroom
14'5 x 11'5

Bathroom

Balcony

Property Information

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

Utilities: Mains electric, gas, water and sewerage

Parking: On street parking only

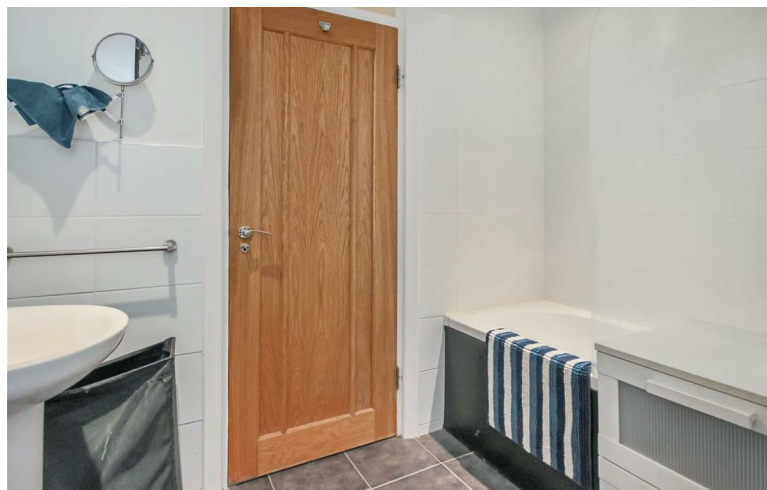
Broadband: Standard 18 Mbps, Superfast 74 Mbps

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

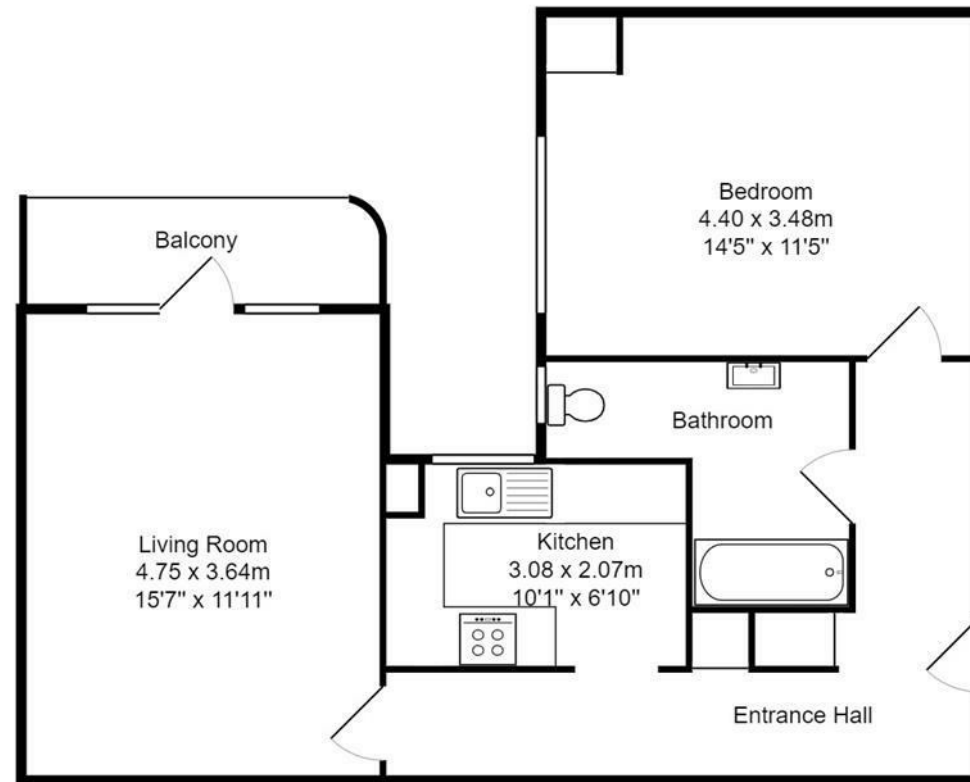


Council:- Brighton & Hove
Council Tax Band:- A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Total Area: 57.2 m² ... 615 ft² (excluding balcony)

All measurements are approximate and for display purposes only.