



**Lewes Road, Brighton, BN2 3GU**  
**£1,200 Per month**



- Three Double Bedrooms
- Great Location
- Unfurnished

- Available early October
- Direct Bus Routes to City Centre
- Gas Central Heating

# Lewes Road, Brighton, BN2 3GU

## £1,200 Per month



### Summary

Nestled on the vibrant Lewes Road in Brighton, this charming three-bedroom maisonette offers a delightful blend of comfort and convenience. The three spacious bedrooms provide ample space for family living or can be easily transformed into a home office or guest rooms, catering to your individual needs.

Its prime location means you are just a stone's throw away from a variety of shops, making daily errands a breeze. Additionally, the direct bus routes to the city centre provide excellent transport links, allowing for easy access to all that Brighton has to offer, from its bustling shopping streets to its picturesque seafront.

This property is ideal for those seeking a comfortable home in a lively area, with the added benefit of being close to local amenities and transport options. Don't miss the chance to make this delightful property your own.

### Lounge

Front facing lounge with bay window over looking Lewes Road

Good size attic double bedroom

### Kitchen

Kitchen with plumbing for a washing machine and space for fridge freezer

### Bathroom

Good size bathroom with bath, over head shower, wash hand basin and WC.

### Bedroom one

Good size double bedroom

### Bedroom two

Good size attic double bedroom

### Bedroom Three

| 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>                            |                         |           |
| (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 |                         |           |
|   | 70                      | 72        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

