



31A, Shaftesbury Road, Brighton, BN1 4NF

**Spencer  
& Leigh**

31A, Shaftesbury Road,  
Brighton, BN1 4NF

£1,395 Per Calendar Month -

- Well presented lower ground floor flat
- One double bedroom
- Private landscaped rear garden
- Own Street entrance with spacious hallway
- Pleasant bay fronted lounge
- Modern fitted kitchen with appliances
- White shower suite
- Gas fired central heating & double glazed windows
- Available early March, unfurnished
- Popular location near Preston Circus

This spacious one bedroom lower ground floor flat is extremely well presented and has its very own rear garden. Upon entering via the private street entrance, you are greeted by a larger than usual hallway which has space to house a desk for those of you needing a work space, there is a good size bay fronted lounge which has a modern double glazed sash style window, a double bedroom with a feature fireplace, a contemporary style fitted kitchen and a shower suite. White walls and grey carpets create a bright and airy living space. The rear garden is accessed from the kitchen and has been landscaped, being predominantly lawn with a block paved patio area ideal for a table and chairs in the summer months. The flat is available from early March on an unfurnished basis. Local shops, bars and restaurants are well catered for in nearby London Road and Preston Circus. London Road railway station also falls within walking distance. Viewing is highly recommended. The landlord has requested no pets. COUNCIL TAX BAND: A



Shaftesbury Road is in a good position for access to the surrounding countryside and well as being close to all the attractions offered in Brighton town centre. The Fiveways location is great and convenient for independent local shopping including butchers, green grocers, local coffee shops and bars. The area has good transport connections with a bus stop close by to take you into central Brighton and train stations within a fifteen minute walk.



Entrance hallway

Living room  
12'5 x 13'4

Bedroom  
10'4 x 11'7

Kitchen  
8'6 x 10'0

Rear garden

#### Property Information

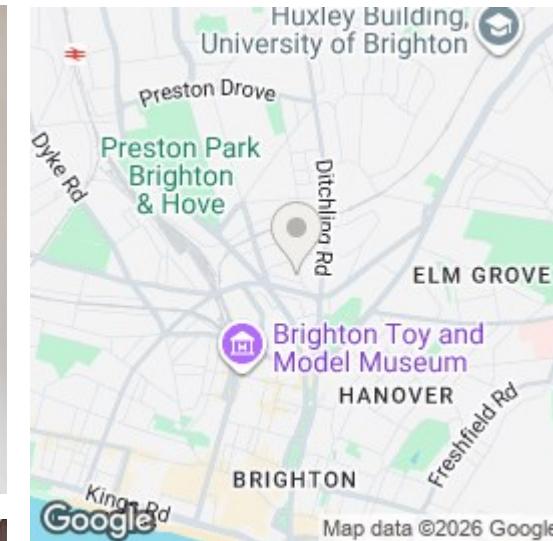
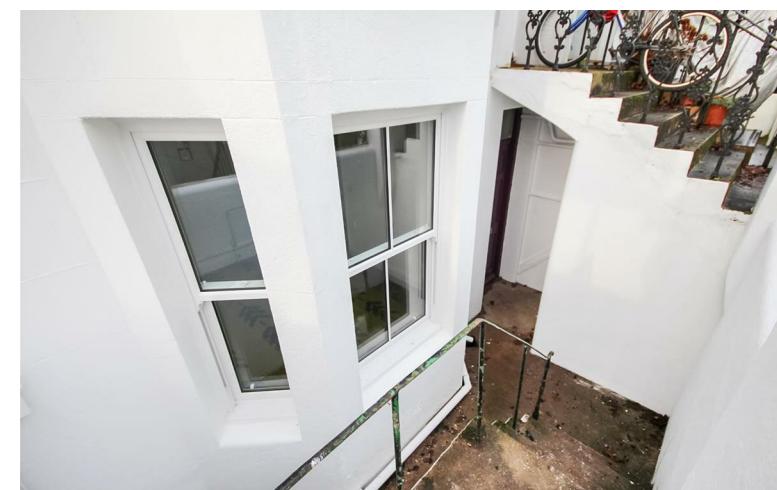
Council Tax Band A: £1,637.19 2025/2026

Utilities: Mains electric, gas, water and sewerage

Parking: Roadside permit parking, zone J

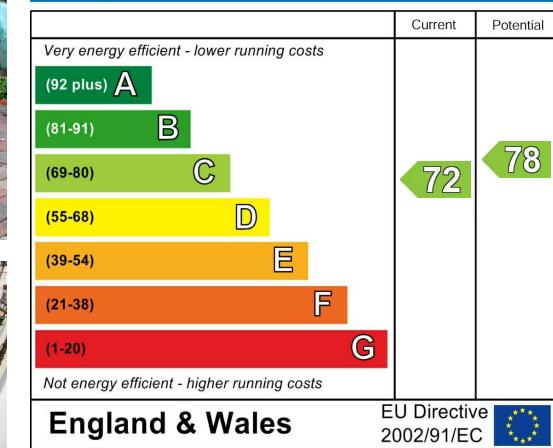
Broadband: Standard 16 Mbps, Ultrafast 1800 Mbps

Mobile: Good coverage (OFCOM checker)



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

#### Energy Efficiency Rating



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)

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Total Area: 47.0 m<sup>2</sup> ... 506 ft<sup>2</sup>

All measurements are approximate and for display purposes only