

# St. Mary Magdalene Street

## Brighton



## St. Mary Magdalene Brighton

£2,600 Per month



4  
BEDROOM

1  
RECEPTION

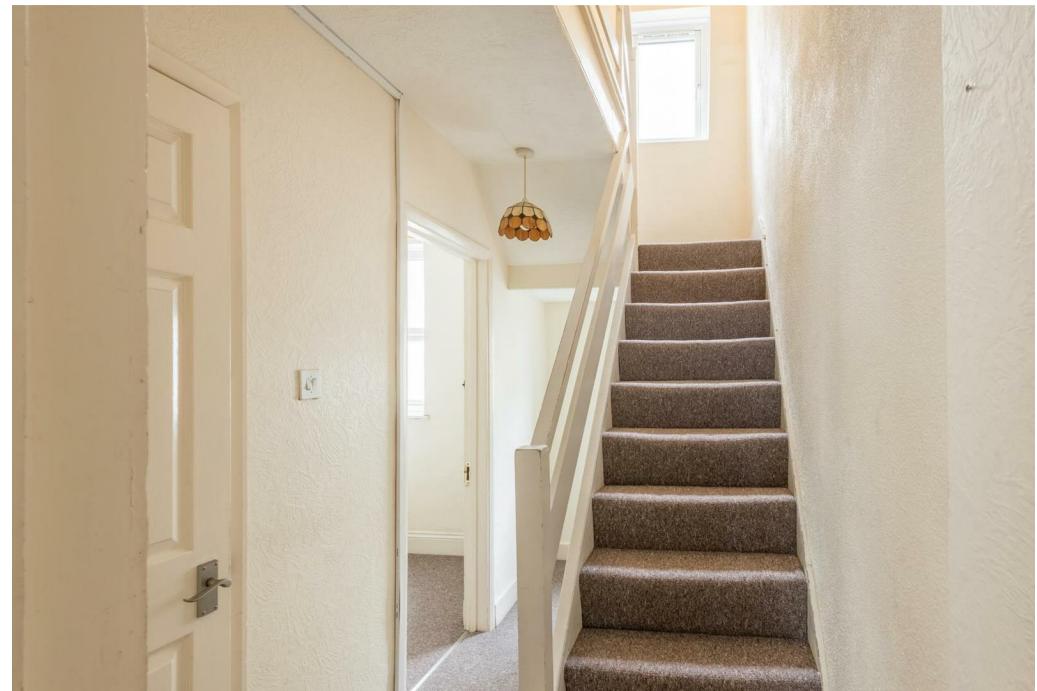
1  
BATHROOM

## About the property

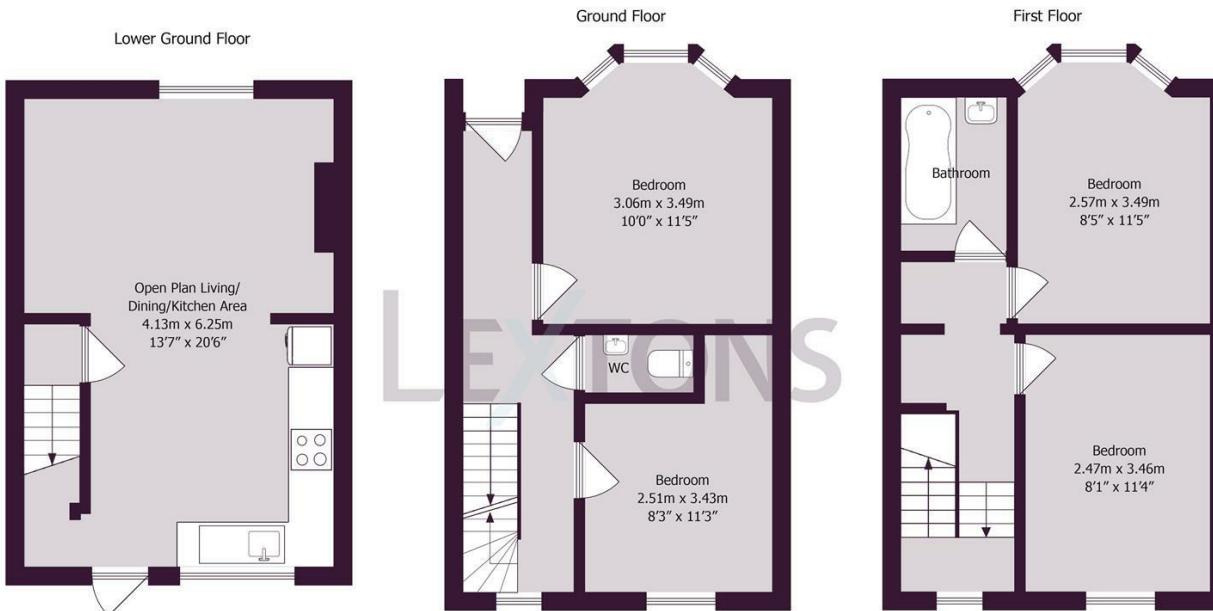
**STUDENT LET** A lovely four bedroom house for sharers, located in the Lewes Road area in Brighton, ideal proximity for both Sussex and Brighton universities whilst being within walking distance to Brighton City Centre and the seafront.

As you enter, the hallway allows access to all rooms. The lower ground has the open plan reception room, with the open plan kitchen and door that leads to the outside area. All four bedrooms are of a good size, located on both the ground and first floors, with the bathroom located on the second and a separate WC to the ground floor. There is also a private garden.

AVAILABLE END OF SEPTEMBER.



SCAN HERE TO VIEW ALL AVAILABLE PROPERTIES



Approximate gross internal floor area 82 sq m/ 883 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

Created by Property Photography UK for Lextons. All rights reserved.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**LEXTONS**

Call our lettings team to arrange  
a viewing appointment:

**01273 56 77 66**

174 Church Road, Hove, BN3 2DJ  
[lettings@lextons.co.uk](mailto:lettings@lextons.co.uk) | [www.lextons.co.uk](http://www.lextons.co.uk)