276, Eastern Road, Brighton, BN2 5TA
Spencer
&Leigh

276, Eastern Road,
Brighton, BN2 5TA

£1,995 Per Calendar Month -

- Three storey versatile home
- Three good size bedrooms
- En-suite bathroom to the lower ground floor bedroom
- Spacious bay fronted lounge
- Modern fitted kitchen/breakfast room
- Recently redecorated to a neutral colour scheme
- Private first floor balcony with distant views
- Gas fired central heating & double glazed windows
- Available now, unfurnished
- Popular location within East Brighton

Being arranged over three floors, this attractive red brick home is larger than it looks! The ground floor features a spacious lounge and a kitchen/breakfast room, the lower ground floor comprises a double bedroom with an en-suite bathroom and the top floor, two bedrooms, one of which has a private balcony giving distant views towards farmland. Unusually, the lower ground floor level has a private street entrance giving a degree of versatility to the living space. The property has the benefit of gas fired central heating and double glazed windows. The location is ideal if you require easy access to the Royal Sussex County hospital and Brighton Marina, as both fall within walking distance. Offered unfurnished with immediate possession. Viewing is recommended. Please note, our landlord does not have an HMO license and therefore can not accommodate sharers. Council tax - band D.

Entrance Hall

Living Room
18'0" x 11'0"

Kitchen/Breakfast Room
15'8" x 7'1"

Bedroom 1
20'2" x 11'0"

Bedroom 2
11'9" x 11'0"

Bedroom 3
10'7" x 6614'2"

Bathroom

Ensuite

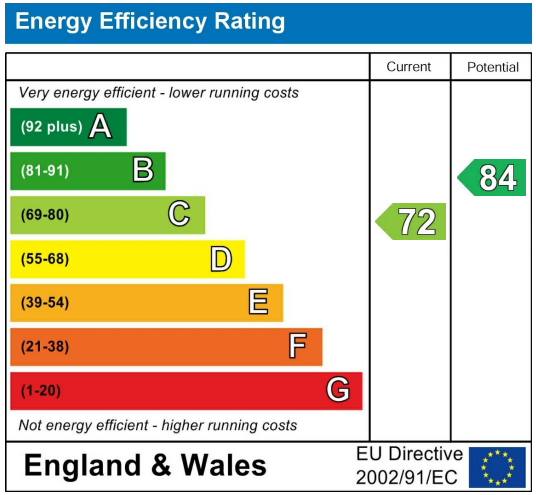
Balcony

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

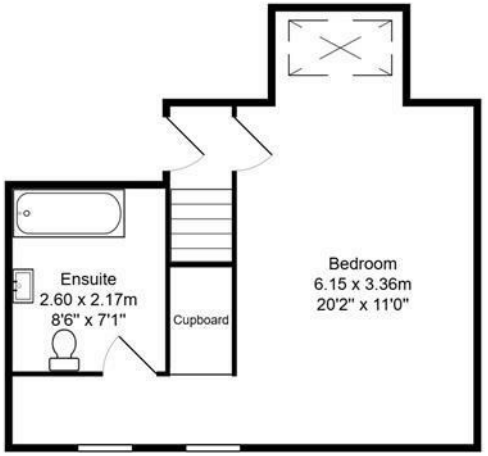
w: www.spencerandleigh.co.uk

Council:- BHCC
Council Tax Band:- D

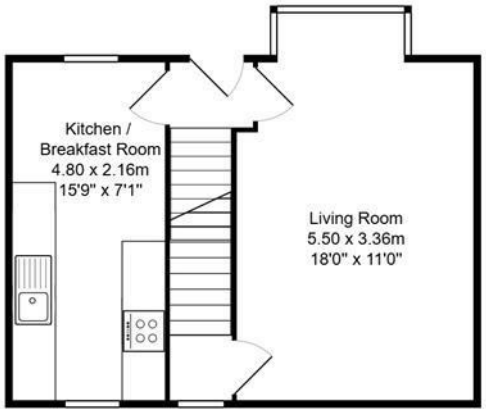


The Property Ombudsman SALES

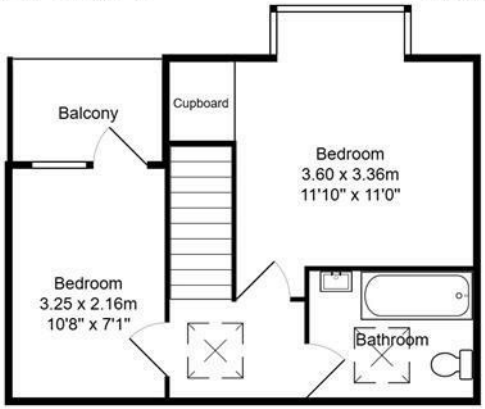
The Property Ombudsman LETTINGS



Lower Ground Floor
Area: 31.0 m² ... 334 ft²



Ground Floor
Area: 33.0 m² ... 356 ft²



First Floor
Area: 30.0 m² ... 322 ft²

Total Area: 94.0 m² ... 1012 ft² (excluding balcony)

All measurements are approximate and for display purposes only.