

37 Brighton Belle
2 Stroudley Road
BRIGHTON
BN1 4ZB



CALLAWAYS
RESIDENTIAL
SALES & LETTINGS



37 Brighton Belle

£1,550 PCM

Communal Entrance

Security door video entry phone with door to entrance lobby. Two passenger lifts and stairs to all floors.

Entrance Hall

Doors to all rooms, two deep storage cupboards, wood flooring.

Lounge/Dining Room

Good size room with triple glazed windows to the side and triple glazed feature Juliet balcony with double patio doors and wooden flooring throughout with a Sofa, table and chairs

Kitchen area

Modern suite comprised of wall and floor mounted units, work surface with sink and drainer, four ring hob with extractor over and oven beneath. Integrated appliances including fridge/freezer and washing machine.

Bedroom

Easterly aspect triple glazed floor to ceiling window overlooking side, built-in double wardrobe with hanging space with Bed and desk included

Bathroom

Modern white suite comprising: panelled bath with shower over and glazed shower screen. Hand basin, low level WC, part tiled walls and ceramic tiled flooring and heated towel rail.

Other information

** Electricity, heating and water bills are included in the rent **

One double bedroom third floor flat in a recently built Eco friendly building located in central Brighton by the mainline station. The apartment benefits from triple glazed windows, luxury fitted kitchen, passenger lifts and communal roof terrace.

Part-furnished

EPC C

Council Tax band B (Brighton and Hove council)

Security Deposit £1788.46

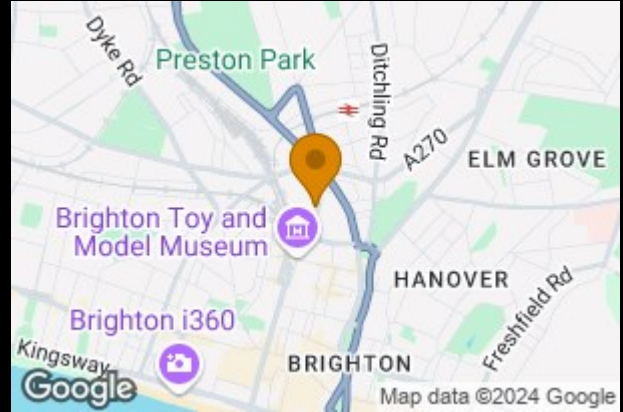
1 week holding deposit £357.69

Local Authority
Brighton & Hove City Council

Council Tax Band
B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(81-91) B			
(69-80) C			
(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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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