

54 Brighton Belle
2 Stroudley Road
Brighton
BN1 4ZB



CALLAWAYS
RESIDENTIAL
SALES & LETTINGS



54 Brighton Belle

£1,625 PCM

Communal Lobby

A communal entrance hall with security door entry system leading to lobby. Access to the porter of the building and door to stairs and two lifts to all floors.

Communal Hallway

Hall leading to the property and with doors to communal terraces.

Entrance Hallway

Doors to all rooms, wood flooring, inset ceiling lights and cupboard with double doors to airing cupboard with hot water cylinder.

Living Area

Living Area 26' x 9' 9" narrowing to 7' 2" (7.92m x 2.97m narrowing to 2.18m) Easterly aspect triple glazed doors with "Juliette" balcony and window to the side, a 3 seat sofa, glass table, three wall mounted up lighters and wood flooring.

Bathroom

6' 7" x 6' 8" (2.01m x 2.03m) Panel bath with mixer tap and shower attachment, shower screen to the side. Work top with inset wash hand basin and mixer tap, W.C. with concealed cistern, tiled floor, part tiled walls, heated towel rail and ceiling spotlights.

Bedroom

19' 3" x 8' 8" narrowing to 4' 6" (5.87m x 2.64m narrowing to 1.37m) Easterly aspect triple glazed windows, two wall up lighters, double wardrobe and wood laminate flooring.

Kitchen

Range of wall and base level units, work surfaces with a one and a quarter bowl stainless steel sink and drainer and mixer tap over, electric oven, four ring halogen hob with glass splash back and extractor over. Integrated fridge/freezer and washing machine.

Other information

Security Deposit: £1875.00

Holding Deposit: £375.00

Council Tax Band: B

EPC: B

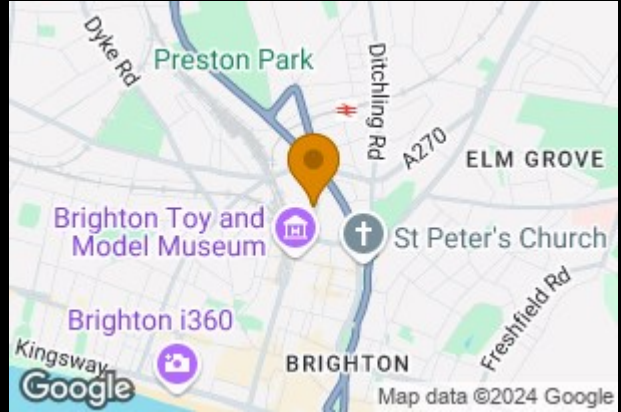
Available 9th August

Local Authority
Brighton & Hove City Council

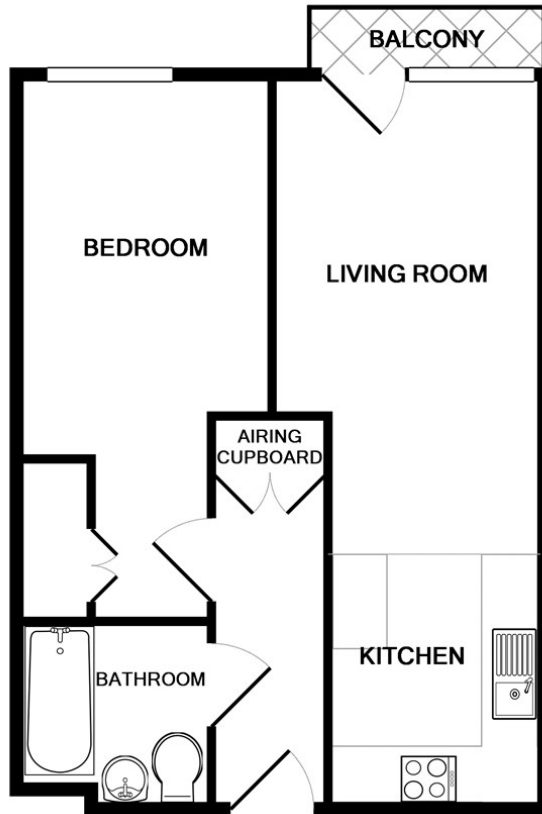
B

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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