

Brighton Belle
2 Stroudley Road
Brighton
BN1 4ZD



CALLAWAYS
RESIDENTIAL
SALES & LETTINGS



87 Brighton Belle

£1,800 PCM

Communal Entrance Hall

Communal entrance hall with housing post boxes with stairs and lifts to all floors

Hall

Hall leading to the property and with doors to communal terraces

Open Plan Living Room/Kitchen

24' 6" x 15' 1" (7.46m x 4.61m) Spacious open plan living/kitchen area leading out to private balcony. The kitchen comprised range of wall and base mounted units with electric hob and oven with extractor over, integrated appliances including washing machine, fridge freezer

Bedroom One

17' 5" x 12' 7" (5.30m x 3.84m) Spacious master bedroom with built in wardrobe and window with views of the surrounding area.

Ensuite Shower Room

6' 6" x 4' 4" (1.98m x 1.33m) Shower room with low level WC, pedestal wash hand basin and heated towel rail

Bedroom Two

13' 7" x 8' 7" (4.13m x 2.62m) Good size double bedroom with views over Brighton and built in cupboard space.

Bathroom

9' 11" x 5' 3" (3.02m x 1.59m) Modern fitted bathroom with well presented suite comprising of WC, wash basin and bath with shower unit.

Balcony

Private decked balcony

Communal Roof Terrace

Brighton Belle has various communal outside areas including a top floor roof terrace offering stunning city views over East Brighton and to the sea.

Other Information

EPC Rating B

Council Tax band D

Unfurnished

Available now

1 weeks security deposit required £461.54

Security Deposit £2307.69

Heating and hot water included in the rent

REQUIREMENTS

In order to make an offer you must be able to meet the following criteria:

1. STATUS

- You are either in full time working and earn a combined income of 30 times the monthly rent, or
- You are a student applicant and are able to pay the length of the Tenancy's rent in advance

2. You have the correct right to rent status, which will be valid when you start the Tenancy

Local Authority Brighton and Hove

Council Tax Band D

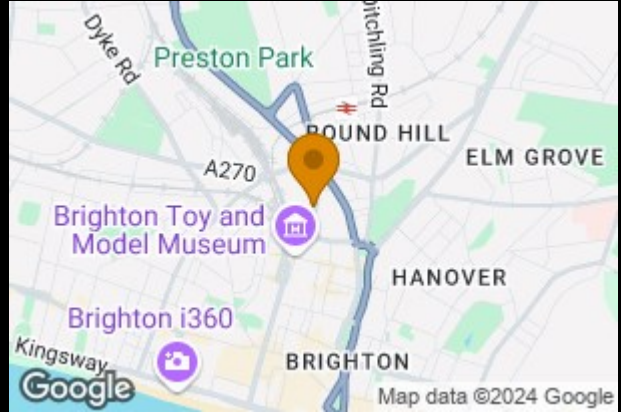
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Directions

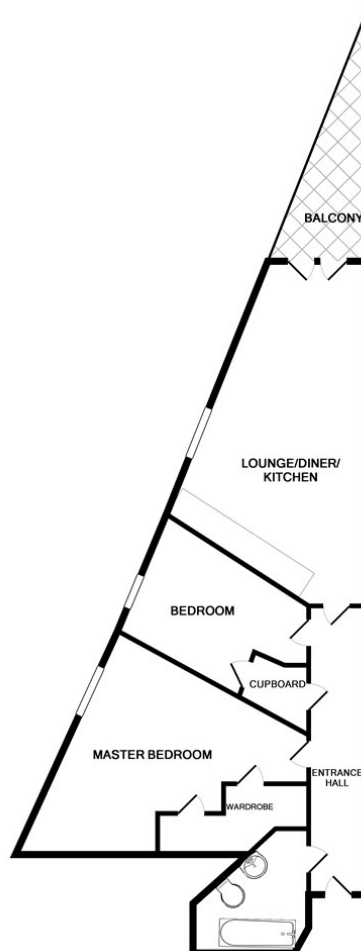
Close to Brighton Railway Station

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