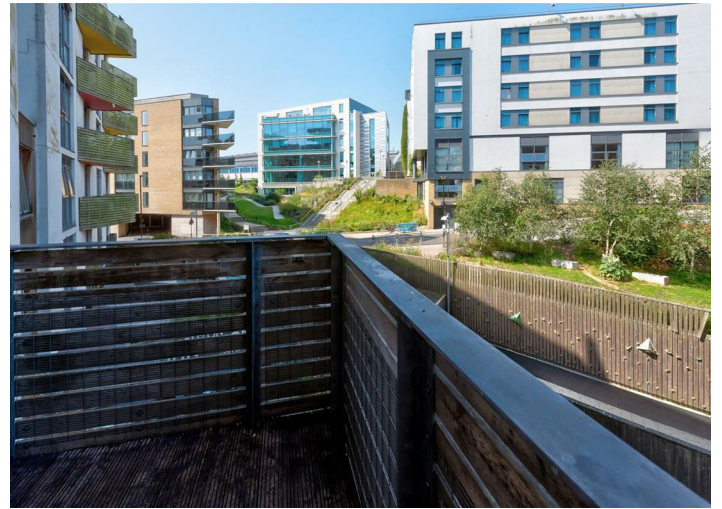


32 Brighton Belle  
2 Stroudley Road  
Brighton  
BN1 4ZB



CALLAWAYS  
RESIDENTIAL  
SALES & LETTINGS



## 32 Brighton Belle

£1,600 PCM

### Communal Entrance

The communal hall has a security door with video entry system leading to the entrance lobby with postal boxes. There are lifts and stairs to all floors and the communal roof terrace.

### Open/plan living area

Triple glazed doors to Juliette balcony, wall lights. Tiled flooring to kitchen, range of wall and base level units, work surfaces with splash backs, one and a quarter bowl stainless steel sink and drainer with mixer tap. Electric oven with four ring hob, extractor hood, fridge/freezer.

### BEDROOM ONE

Double bedroom, with triple glazed windows and a built in wardrobe

### Bedroom Two

Double bedroom, with triple glazed windows and built in wardrobe

### Bathroom

White panel bath with mixer tap and shower attachment, inset wash hand basin with mixer tap, low level WC, part tiled walls, tiled floor, ceiling spotlights and a heated towel rail.

### Ensuite

En suite comprises of a shower, low level WC, vanity unit and hand basin, part tiled walls and a heated towel rail.

### ADDITIONAL INFORMATION

EPC B

Tax band D

Unfurnished

Available now

Students welcome

Heating and hot water included in the rent

1 weeks holding deposit required £370.76

Security Deposit £1903.84

Minimum 6 month contract

### OFFER REQUIREMENTS

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

#### 1. STATUS

- You are either in full time work 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 can commit to a tenancy contract of no less than 6 months

3. You hold a valid Visa, which will be valid when you start the Tenancy

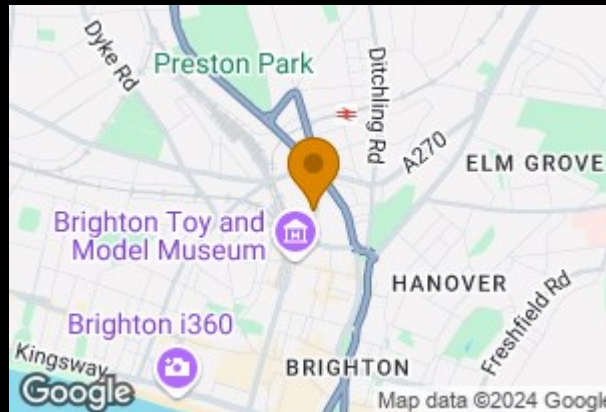
Local Authority  
Brighton & Hove City Council

Council Tax Band  
D

Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(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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Brighton & Hove

**Contact**

01273-735237

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