

Brighton Belle  
2 Stroudley Road  
Brighton  
BN1 4ZD



**CALLAWAYS**  
RESIDENTIAL  
SALES & LETTINGS



## 75 Brighton Belle

£1,900 PCM

**RENT INCLUDES: HEATING, HOT WATER, POWER AND WATER RATES.** A two double bedroom apartment situated on the sixth floor of this ever popular eco-friendly development. The property features triple glazed windows, oak flooring throughout, kitchen with appliances. There is a communal roof terrace with further terraces to each floor. West facing balcony and an open plan living room and kitchen. Internal viewing highly recommended. Available Part furnished August 2024

### Communal Entrance

Entrance via security front door into lobby area. Letterboxes for all apartments. Two lifts to all floors

### Lobby

Sixth floor corridor with communal garden terrace with seating and front door to flat.

### Entrance Hall

L shaped entrance hall with doors to all rooms. Three storage cupboards, one with plumbing for a washing machine

### Open Plan Living Room/Kitchen

Westerly aspect double doors leading to balcony. The kitchen area comprises low level white fronted units with laminate worktop, one and a quarter bowl stainless steel sink with mixer tap, electric four ring hob with extractor fan over, electric built in oven, built in dishwasher, built in fridge freezer and matching eye level cupboards. Lounge area comprises of a Sofabed, TV stand, Coffee table, 2 chairs and two wooden tables

### Bedroom One

Westerly aspect window overlooking Brighton Station and beyond, bedframe and mattress, chest of draws, wall lights, built in wardrobe

### En-Suite Shower Room

En-suite comprising purpose built walk in power shower, low level WC, vanity unit with inset hand basin, part tiled walls and a corner storage shelf

### Bedroom Two

Westerly aspect window to the side and built in wardrobe with storage above, bedframe and mattress, side table, small chest of draws and a desk chair

### Bathroom

Bathroom comprised of white bathroom suite, panelled bath with shower over, low level WC, vanity unit with hand basin, part tiled walls, extractor fan and heated towel rail

### Balcony

Balcony is set off the Living room, via patio doors, with a westerly aspect offering great views of Brighton and the viaduct.

### Communal Roof Terrace

Communal roof terrace on the top floor with roof top panoramic views of Brighton, the station and also the sea.

### Other Information

Heating, electricity and hot water bills included in the rent

EPC Rating B

Council Tax Band D

24 month contract available

1 week's holding deposit

Students welcome

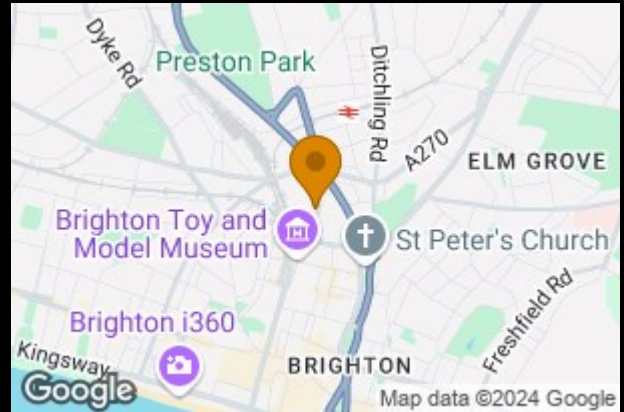
Security deposit £2192.30

Local Authority  
Brighton & Hove City Council

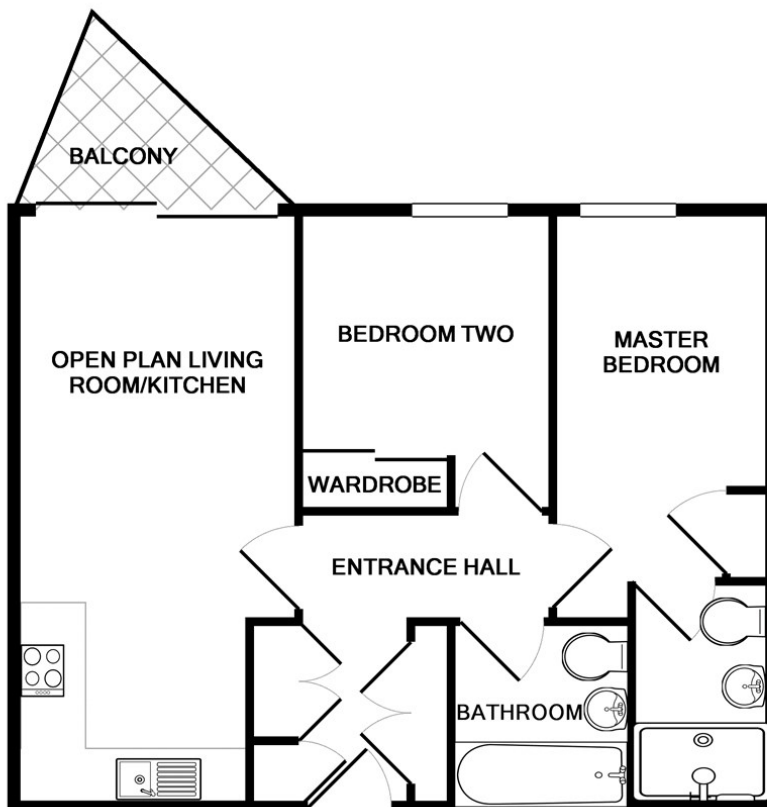
Council Tax Band  
D

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   | 85      | 85        |
| (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



TOTAL APPROX. FLOOR AREA 635 SQ.FT. (59.0 SQ.M.)

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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