

60 Brighton Belle  
2 Stroudley Road  
Brighton  
BN1 4ZD



CALLAWAYS  
RESIDENTIAL  
SALES & LETTINGS



## 60 Brighton Belle

£1,600 PCM

RENT INCLUDES ALL HEATING, HOT WATER, POWER AND WATER RATES. A two double bedroom unfurnished apartment situated on the fifth floor of this ever popular eco-friendly development. The property features kitchen with appliances, bathroom and en suite shower room, triple glazed windows and laminate or tiled flooring throughout. There is a communal roof terrace with further terraces to each floor. Passenger lift. Internal viewing highly recommended.

### Communal Entrance

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

### Lobby

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

### Entrance Hallway

L shaped entrance hall with doors to all rooms. Three storage cupboards, one housing boiler and washer/dryer.

### Open Plan Living/Kitchen

22' 4" x 10' 8" (6.81m x 3.25m) Westerly aspect double doors leading to balcony, wooden flooring, wall lights, TV point and telephone point. 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, matching eye level cupboards and tiled flooring.

### Master Bedroom

15' 5" x 8' 7" (4.70m x 2.62m) Westerly aspect window overlooking Brighton Station and beyond, wood flooring, TV and telephone points, wall lights, built in wardrobe and door to:

### En-Suite

7' x 5' 2" (2.13m x 1.57m) En-suite comprising purpose built walk in power shower, low level WC, vanity unit with inset hand basin, wall mounted mirrored cabinet, part tiled walls and tiled flooring.

### Bedroom Two

11' 5" x 8' 2" (3.48m x 2.49m) Westerly aspect window to the side, wood flooring, TV point and built in wardrobe with storage above.

### Bathroom

6' 10" x 5' 6" (2.08m x 1.68m) Bathroom comprised of white bathroom suite, paneled bath with shower over, low level WC, vanity unit with hand basin, wall mounted mirrored cabinet, 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

Please note the building has scaffolding erected until Jan 2025 subject to weather.

Council Tax band D

Holding Deposit £369.23

Security Deposit £1846.15

12 month tenancy

Unfurnished

### EPC

EPC rating B

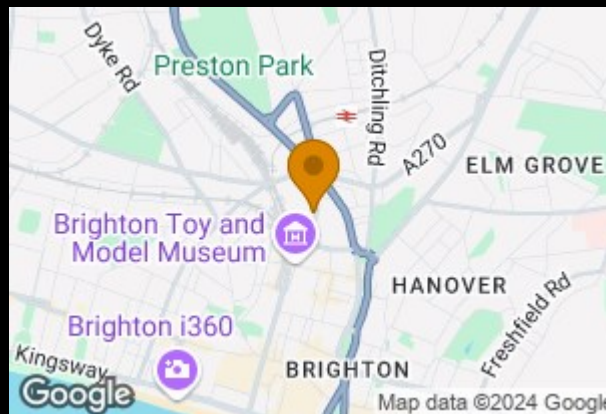
Local Authority  
Brighton & Hove City Council

Council Tax Band  
D

Directions

| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  | 84      | 84        |
| (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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