CALLAWAYS
ESTATE AGENTS

77 Brighton Belle

£1,850 pcm

2 Stroudley Road, Brighton, East Sussex, BN1 4ZB

Property Features

- Two double bedroom sixth floor apartment
- Master bedroom with en-suite
- Open plan living/kitchen room with balcony
- Furnished
- Communal roof garden with panoramic views
- Available 15th July 2019
- INCLUDES ELECTRICITY, HEATING AND HOT WATER BILLS

Full Description

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

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

Entrance Hall
338 x 274
11' 11" x 9' 10" (3.63m x 3.00m) Max.L-shaped hall with wood flooring, 3 cupboards housing shelving and washing machine, doors to all rooms.

Open Plan Lounge/kitchen
671 x 305
22' 4" x 10' 8" (6.81m x 3.25m)Westerly aspect double doors leading to balcony, wooden flooring, wall lights,. Sofa, TV, TV stand, table and chairs included.

Kitchen Area
Kitchen comprises low level white fronted units with laminate work surface over, housing a 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.

Bedroom One
457 x 244
15' 5" x 8' 7" (4.70m x 2.62m) Westerly aspect window overlooking Brighton Station and beyond, carpet flooring, wall lights, built in wardrobe, bed, desk and a chest of draws included.

En- Suite bathroom
152 x 213
7' x 5' 2" (2.13m x 1.57m) En-suite comprises purpose built walk-in

power shower, low level WC, hand basin, part tiled walls and tiled flooring.

Bedroom Two
244 x 335
11' 5" x 8' 2" (3.48m x 2.49m) Westerly aspect window to the side, carpet flooring built-in wardrobe with storage above. Bed and a chest of draws included.

Bathroom
183 x 152
6' 10" x 5' 6" (2.08m x 1.68m) Bathroom comprises white bathroom suite, panelled bath with shower over, low level WC, vanity unit with hand basin, part tiled walls, extractor fan, heated towel rail.

Balcony
Balcony is set off the Living room, via patio doors, with a westerly aspect with views over Brighton

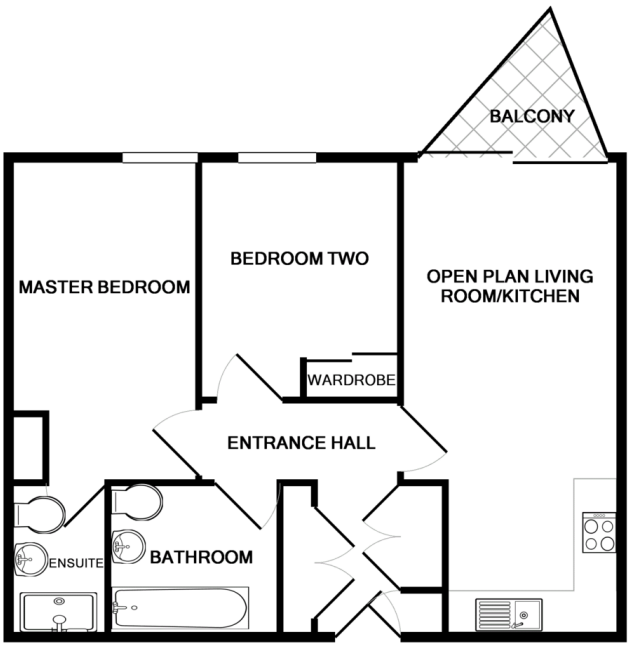
Communal Roof Terrace
Communal roof terrace with views of Brighton and also the sea.

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

1. STATUS
a) You are either in full time working and earn a combined income of 30 times the monthly rent, or
b) You are a student applicant with a UK Guarantor 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 12 months

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



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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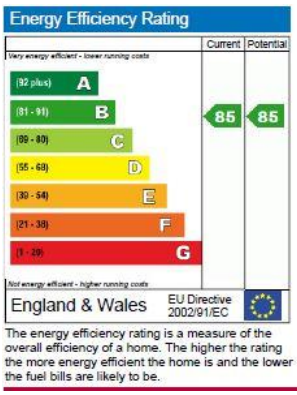
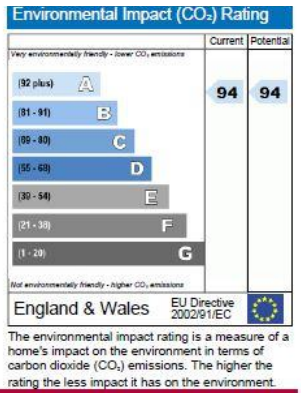


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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