

25 Brighton Belle
2 Stroudley Road
Brighton
BN1 4ZB



CALLAWAYS
RESIDENTIAL
SALES & LETTINGS



25 Brighton Belle

£1,290 PCM

Communal Entrance Hall

Communal entrance with security entry system, two passenger lifts and stairs to:

Lobby

Communal hallway leading to the property.

Open Plan Studio Room

17' 7" x 16' 10" (5.36m x 5.13m) narrowing to 12' 10" (3.91m) Three easterly aspect double glazed windows, built in double wardrobe, additional built in cupboards housing hot water cylinder and wooden flooring.

Kitchen Area

Floor and wall mounted units with roll top work surface stainless steel sink and drainer, intergrated fridge freezer and washing machine.

Shower Room

7' x 5' 1" (2.13m x 1.55m) Part tiled shower room with a shower cubicle, sliding glass screen, w.c. and wash hand basin. Ceramic tiled floor.

Communal Terraces

There are communal terraces on many of the floors, on the top floor/roof there is a spacious roof terrace with panoramic views over the city.

Additional Information

A holding deposit equivalent to one week's rent £ 297.69 will be required to reserve the property

A Five week security deposit = £1,488.46 is required

EPC rating B

Council Tax Band A

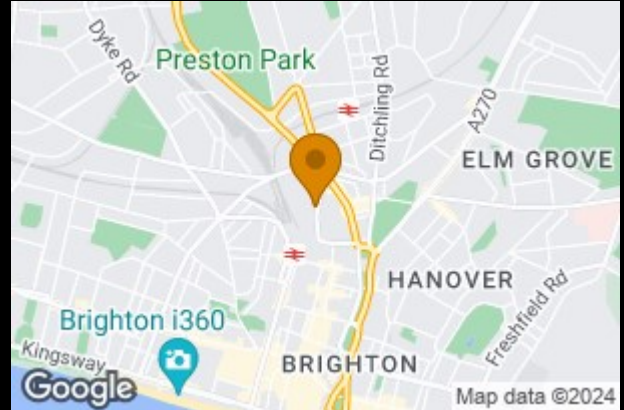
Heating, hot water and electricity included.

Local Authority
Brighton & Hove City Council

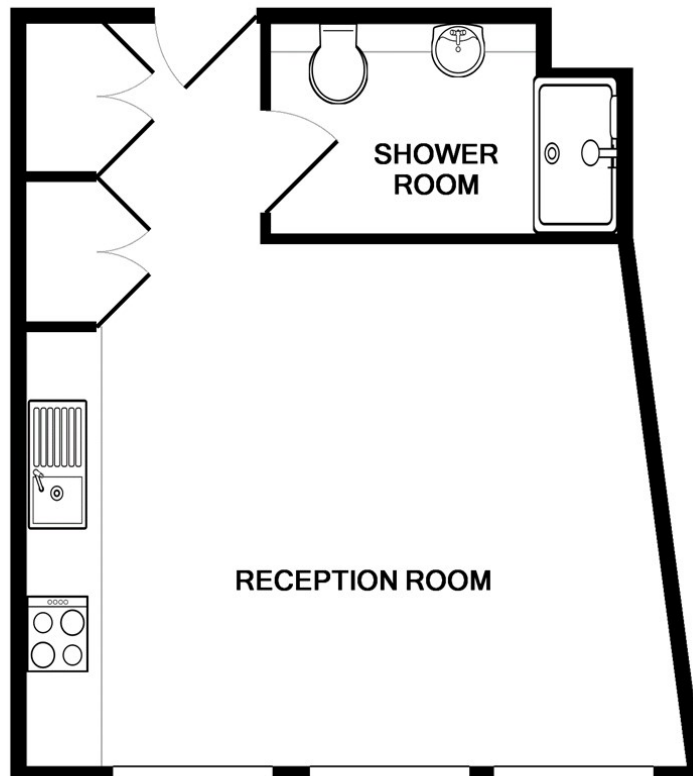
Council Tax Band
A

Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(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



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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