

Brighton Belle
2 Stroudley Road
Brighton
BN1 4ZB



CALLAWAYS
RESIDENTIAL
SALES & LETTINGS



49 Brighton Belle

£1,400 PCM

ELECTRICITY, HEATING AND HOT WATER BILLS INCLUDED
One double bedroom fourth floor flat in this ever popular Eco friendly building located in central Brighton by the mainline station. Fitted kitchen with appliances, communal roof terrace and secure bike storage. Unfurnished. EPC Rating B Available NOW

Communal Entrance

Security door video entry phone with door to entrance lobby. Two passenger lifts and stairs to all floors.

Entrance Hall

Doors to all rooms, two deep storage cupboards, wood flooring.

Lounge/Dining Room

Large room with triple glazed windows to the side and triple glazed feature Juliet balcony with double patio doors and wooden flooring throughout.

Bathroom

Modern white suite comprising: panelled bath with shower over and glazed shower screen. Wash hand basin, low level WC, part tiled walls and ceramic tiled flooring and heated towel rail.

Bedroom

Easterly aspect triple glazed floor to ceiling window overlooking side, built-in double wardrobe with hanging space.

Kitchen Area

Modern suite comprised of wall and floor mounted units, work surface with sink and drainer, four ring hob with extractor over and oven beneath. Integrated appliances including fridge/freezer and washing machine.

Communal Roof Terrace

Communal roof terrace with views over East Brighton and to the sea.

Other Information

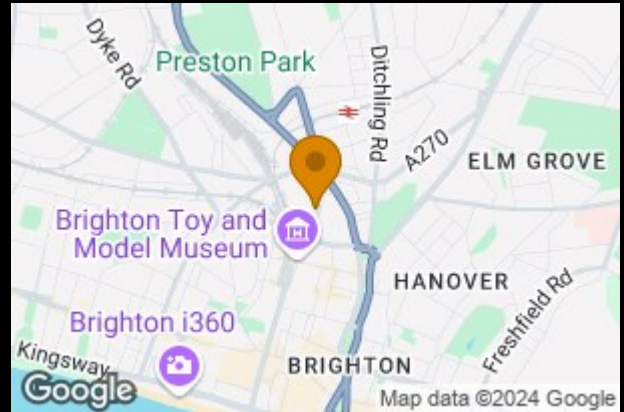
EPC rating B,
Council Tax Band B,
Parking zone Y
Security Deposit £1759.61
1 week holding deposit £351.92
Students welcome

Local Authority
Brighton & Hove City Council

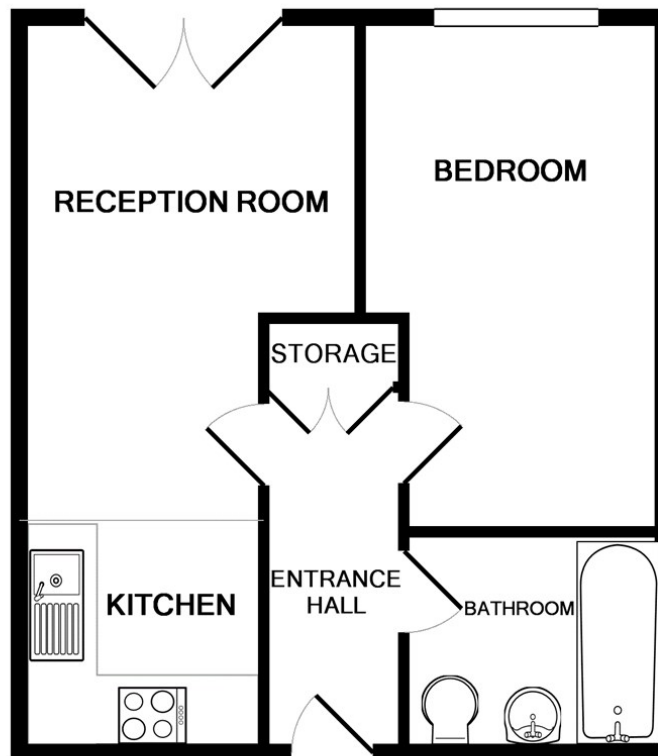
Council Tax Band
B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(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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Callaways Lettings

North & South Studios 3

Wilbury Grove

Hove

Brighton & Hove

Contact

01273-735237

enquiries@callaways.co.uk

www.callawaysestateagents.co.uk