

Brighton Belle  
2 Stroudley Road  
Brighton  
BN1 4ZB



CALLAWAYS  
RESIDENTIAL  
SALES & LETTINGS

# 23 Brighton Belle

## £1,600 PCM

### Entrance Hall

Ceiling spotlights, cupboard housing water heater, laminate flooring.

### Open Plan Living Room/Kitchen

26' x 9' 9" narrowing to 7' 2" (7.92m x 2.97m narrowing to 2.18m) Triple glazed doors with "Juliette" balcony, sofa, table, chairs, four wall mounted uplighters, laminate flooring, range of wall and base level units, work surfaces, one and a quarter bowl stainless steel sink and drainer with mixer tap, electric oven, four ring Halogen hob with glass playback and extractor over, fridge/freezer, washer dryer.

### Bedroom

19' 3" x 8' 8" narrowing to 4' 6" (5.87m x 2.64m narrowing to 1.37m) Triple glazed window, two wall uplighters, Bed, Chest of drawers, wardrobe, laminate flooring.

### Bathroom

6' 7" x 6' 8" (2.01m x 2.03m) Panel bath with mixer tap and shower attachment, shower screen to the side, work top with inset wash hand basin with mixer tap, w.c. with concealed cistern, tiled floor, part tiled walls, heated towel rail, ceiling spotlights.

### Other Information

"HEATING, HOT WATER, POWER AND WATER RATES INCLUDED IN THE RENT"

Callaways are delighted to offer a one double bedroom second floor flat in this ever popular Eco friendly building located in central Brighton by the mainline railway station. The apartment benefits from triple glazed windows, fitted kitchen with washer/dryer and fridge/freezer and bathroom. The building has passenger lifts and communal roof terrace.

Available end of July 2025

EPC rating B

Council tax band B ( Brighton and Hove Council)

Security Deposit £1846.15 (5 weeks rent)

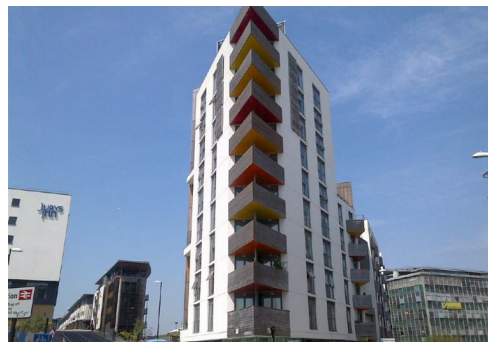
Holding Deposit £369.23 (1 week rent)

### Local Authority

Brighton & Hove City Council

### Council Tax Band B

### EPC Rating B



### Contact

01273-735237

[enquiries@callaways.co.uk](mailto:enquiries@callaways.co.uk)

[www.callawaysestateagents.co.uk](http://www.callawaysestateagents.co.uk)