77 Brighton Belle
2 Stroudley Road
Brighton
BN1 4ZD



















# 77 Brighton Belle £2,000 PCM

Callaways are pleased to offer this two double bedroom furnished apartment, located on the sixth floor of a recently built eco-friendly development.

Rent includes: Heating, Hot water, Power, Internet & Water rates.

The property features triple-glazed windows, oak flooring, and a modern kitchen with integrated appliances. Residents also benefit from access to a communal roof terrace, with additional terraces on

Available furnished from 1st September 2025

#### 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

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

22' 4"  $\times$  10' 8" (6.81m  $\times$  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**

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

 $7' \times 5'$  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

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

6' 10" x 5' 6" (2.08m x 1.68m) Bathroom comprises white bathroom suite, paneled 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

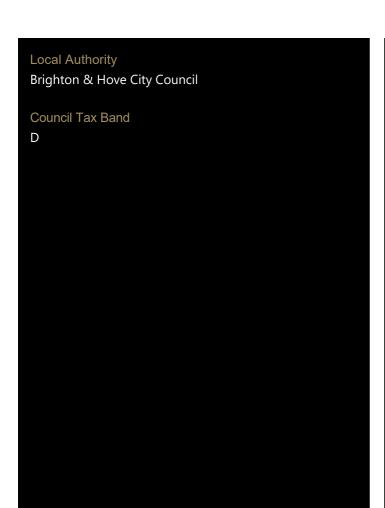
Communal roof terrace with views of Brighton and also the sea.

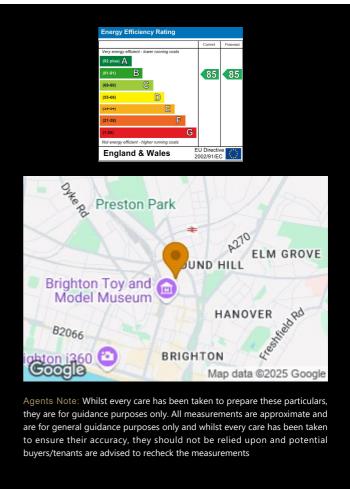
#### Other Information

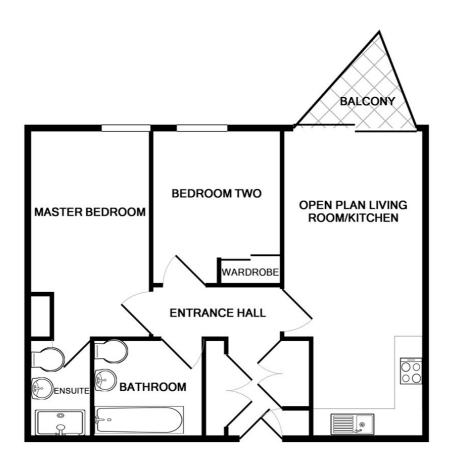
Council Tax band D

EPC B

Security Deposit £2423.07 Holding deposit £484.61 Brighton & Hove Council













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