

77 Brighton Belle
2 Stroudley Road
Brighton
BN1 4ZD



CALLAWAYS
RESIDENTIAL
SALES & LETTINGS



77 Brighton Belle

£2,100 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 each floor.

Available furnished from 1st September 2025 on a 10-month contract.

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" 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

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' 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

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

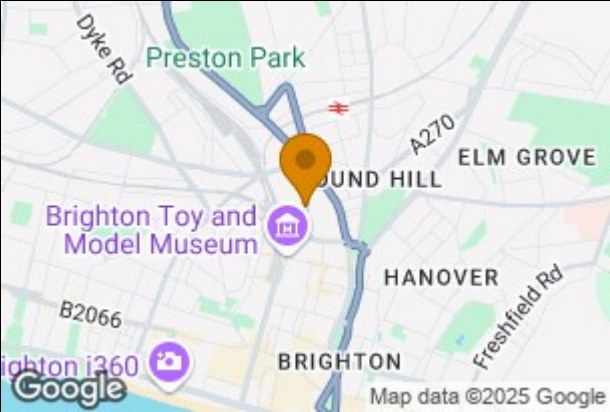
Holding deposit £484.61

Brighton & Hove Council

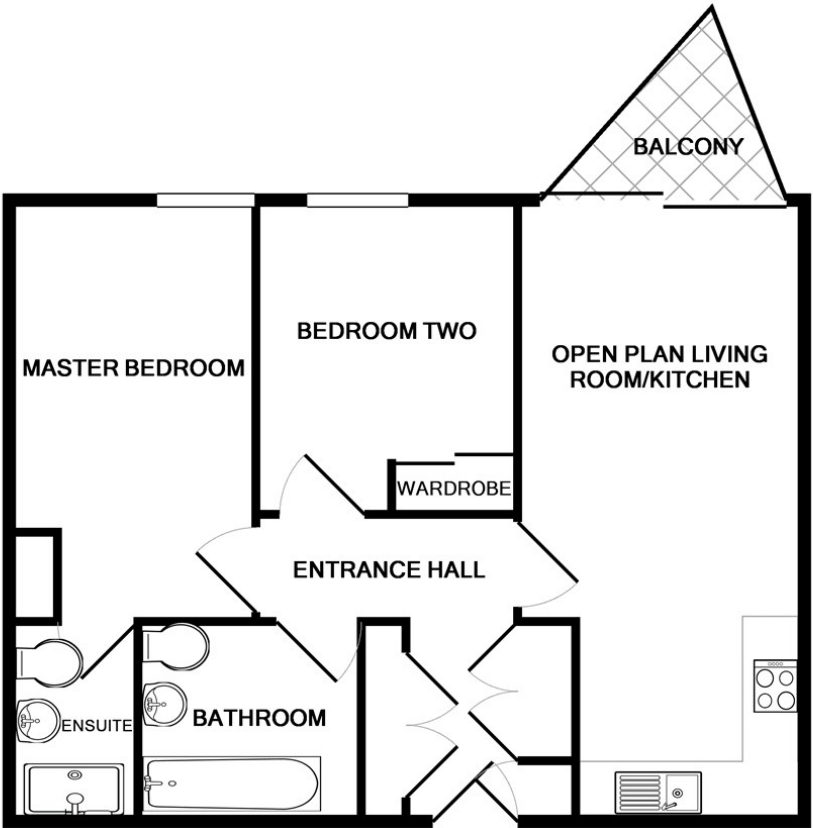
Local Authority
Brighton & Hove City Council

Council Tax Band
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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

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SALES & LETTINGS



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