

Brighton Belle  
2 Stroudley Road  
Brighton  
BN1 4ZB



CALLAWAYS  
RESIDENTIAL  
SALES & LETTINGS



## 35 Brighton Belle

**£1,500 PCM**

### **Communal Hall**

Communal hall with lifts and stairs to all floors and communal roof terrace.

### **Entrance Hall**

Entrance hall with wooden floors leads to doors to all rooms and contains a store cupboard.

### **Open Plan Sitting Room/Kitchen**

24' 10" x 9' 6" (7.57m x 2.90m) Triple glazed window to the side, triple glazed doors to Juliette balcony, four wall lights, wooden flooring to sitting area, tiled flooring to kitchen, range of wall and base level units, work surfaces with splash backs, one and a quarter bowl stainless steel sink and drainer with mixer tap, electric oven, four ring hob, extractor hood, washer dryer, fridge/freezer. Also with various power points and TV points throughout the room.

### **Bedroom**

19' 3" x 8' 11" (5.87m x 2.72m) Double bedroom, triple glazed window, wooden flooring, wardrobe.

### **Bathroom**

6' 5" x 6' 8" (1.96m x 2.03m) Panel bath with mixer tap and shower attachment, work surface, inset wash hand basin with mixer tap, low level WC with concealed cistern, part tiled walls, tiled floor, ceiling spotlights, heated towel rail.

### **Roof Garden**

Communal roof garden with seating areas and views over Brighton.

### **Other Information**

Council tax band B

EPC rating B

Parking zone Y

Security Deposit £1730.76

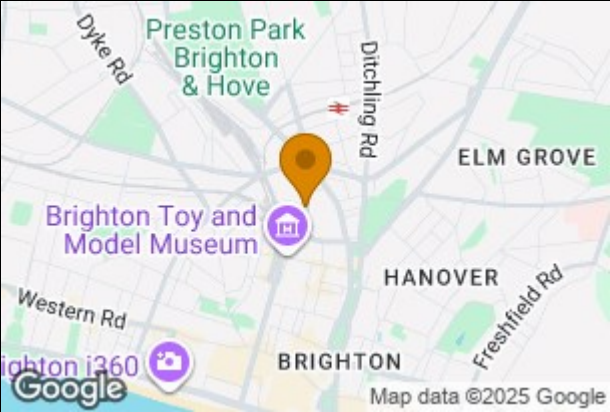
Holding deposit £346.15

### **EPC**

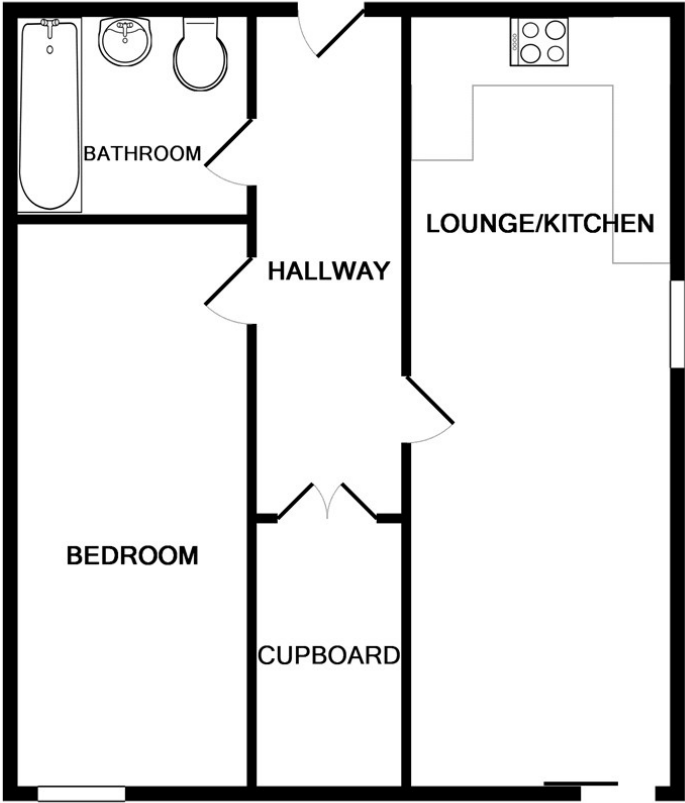
Local Authority  
Brighton & Hove

Council Tax Band  
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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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