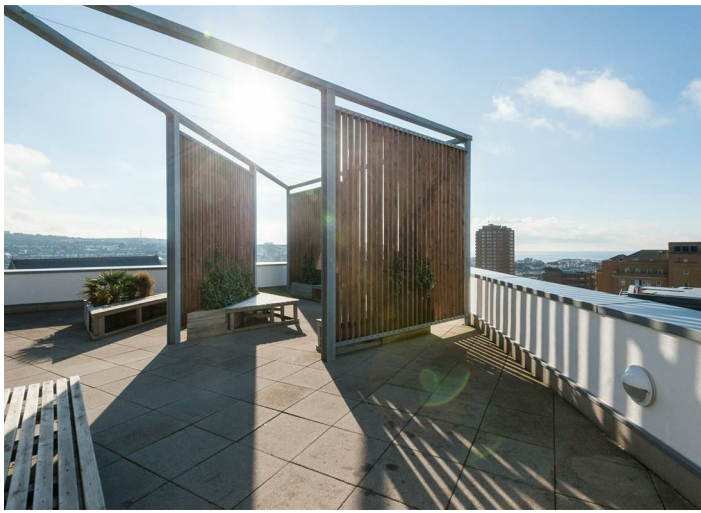


Brighton Belle
2 Stroudley Road
Brighton
BN1 4ZB



CALLAWAYS
RESIDENTIAL
SALES & LETTINGS



23 Brighton Belle

£1,525 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 INCLUDED IN THE RENT

Callaways are delighted to offer this well-presented one double bedroom second-floor flat in the ever-popular eco-friendly development located in the heart of Brighton, just moments from the mainline railway station.

This bright and modern apartment benefits from:

Triple-glazed windows for excellent insulation and soundproofing

A fully fitted kitchen with washer/dryer and fridge/freezer

A contemporary bathroom

Access to a communal roof terrace

Passenger lifts within the building

Perfect for professionals looking for convenience and comfort in a vibrant central location.

Available end of July 2025

EPC Rating: B

Council Tax Band: B (Brighton & Hove City Council)

Security Deposit £1846.15 (5 weeks rent)

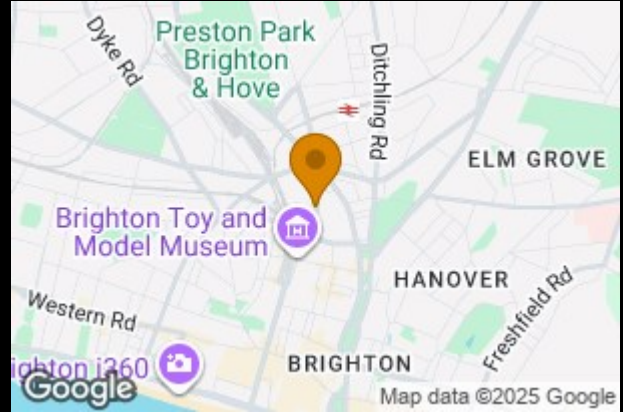
Holding Deposit £369.23 (1 week rent)

Local Authority
Brighton & Hove City Council

Council Tax Band
B

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

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North & South Studios 3

Wilbury Grove

Hove

Brighton & Hove

Contact

01273-735237

enquiries@callaways.co.uk

www.callawaysestateagents.co.uk