

Brighton Belle
2 Stroudley Road
Brighton
BN1 4ZD



CALLAWAYS
RESIDENTIAL
SALES & LETTINGS



94 Brighton Belle

£1,400 PCM

Communal Entrance Hall

A communal entrance hall with security door entry system leading to lobby and entrance hall. with door to the stairs and two passenger lifts to all floors.

Entrance Hall

Doors to all rooms.

Living Area

Open plan living space. Dual aspect with floor to ceiling triple glazed window further triple glazed window to the side, wooden flooring and TV aerial point.

Kitchen Area

Range of wall and base level units, work surfaces, one and a quarter stainless steel sink and drainer with mixer tap, electric oven, four ring electric hob with extractor over, fridge/freezer, washing machine, tiled floor.

Bedroom

Triple glazed window, multiple power points

Bathroom

White suite comprising bath with mixer tap and shower attachment and shower screen, inset wash hand basin and mixer tap, low level WC with concealed cistern, mirror fronted medicine cabinet, ceiling spotlights, part tiled walls and tiled floor, heated towel rail, extractor.

Communal Roof Terrace

Communal roof terrace with views over East Brighton and to the sea.

ADDITIONAL INFORMATION

EPC rating C

Council Tax band B

Brighton and Hove Council

1 week Holding deposit £323.08

5 week Security deposit £1,615.38

RENT INCLUDES HEATING, HOT WATER, ELECTRICITY & WATER RATES

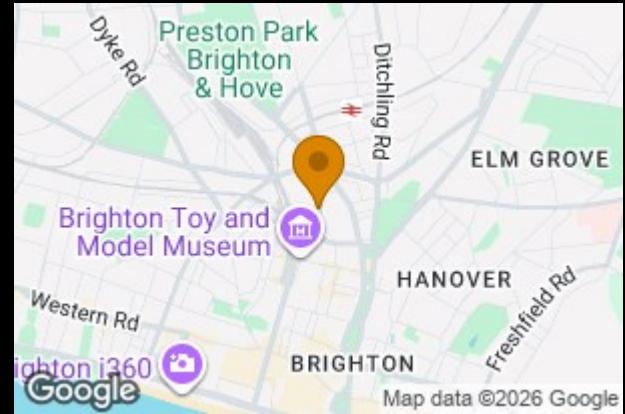
Head Lease does not allow pets.

Local Authority
Brighton & Hove City Council

Council Tax Band
B

Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	79
(81-91)		B	79
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(11-20)		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

Brighton Belle, Brighton, BN1

Approximate Gross Internal Area = 478 sq ft / 44.4 sq m

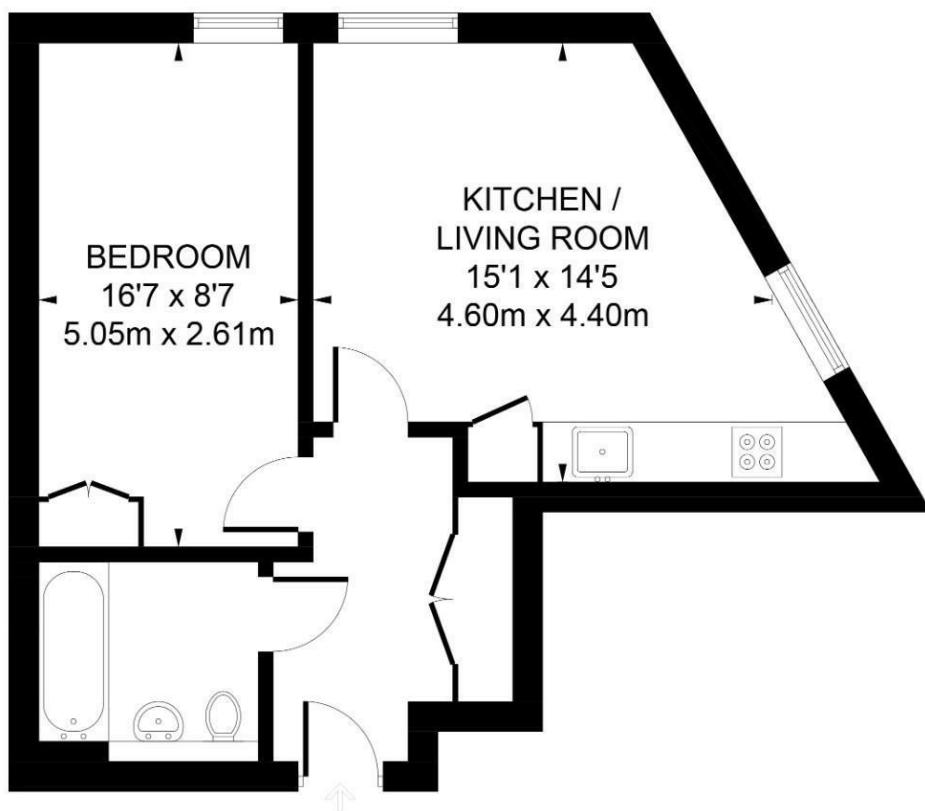


Illustration for identification purposes only, measurements are approximate, not to scale. www.enviromaptd.co.uk (ID1230712)



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