Brighton Belle

2 Stroudley Road

Brighton

BN1 4ZD









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RESIDENTIAL









# 87 Brighton Belle

## £1,800 PCM

**Communal Entrance Hall**
Communal entrance hall with housing post boxes with stairs and lifts to all floors

**Hall**
Hall leading to the property and with doors to communal terraces

**Open Plan Living Room/Kitchen**
24' 6" x 15' 1" (7.46m x 4.61m) Spacious open plan living/kitchen area leading out to private balcony. The kitchen comprised range of wall and base mounted units with electric hob and oven with extractor over, integrated appliances including washing machine, fridge freezer

**Bedroom One**
17' 5" x 12' 7" (5.30m x 3.84m) Spacious master bedroom with built in wardrobe and window with views of the surrounding area.

**Ensuite Shower Room**
6' 6" x 4' 4" (1.98m x 1.33m) Shower room with low level WC, pedestal wash hand basin and heated towel rail

**Bedroom Two**
13' 7" x 8' 7" (4.13m x 2.62m) Good size double bedroom with views over Brighton and built in cupboard space.

**Bathroom**
9' 11" x 5' 3" (3.02m x 1.59m) Modern fitted bathroom with well presented suite comprising of WC, wash basin and bath with shower unit.

**Balcony**
Private decked balcony

**Communal Roof Terrace**
Brighton Belle has various communal outside areas including a top floor roof terrace offering stunning city views over East Brighton and to the sea.

**Other Information**
EPC Rating B
Council Tax band D
Unfurnished
Available end of September
1 weeks holding deposit required £461.54
Security Deposit £2307.69
Heating and hot water included in the rent

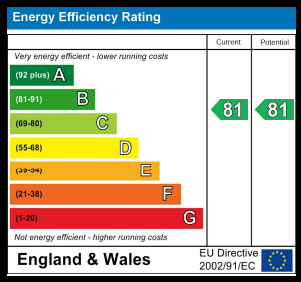
Local Authority Brighton and Hove

Council Tax Band D

D

Directions

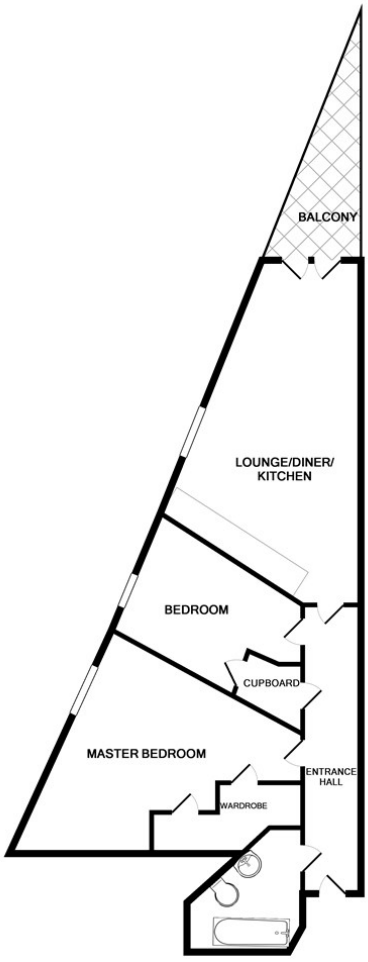
Close to Brighton Railway Station







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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