



**Victoria Road, Brighton, BN41 1XX**  
**To Let: £1,500 PCM**



- Newly Refurbished Maisonette
- Two Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Family Bathroom
- Balcony
- Residents Parking
- Close to Portslade Station & Town

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		78	78
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

**\*\*PLEASE EMAIL FOR PRE VIEWING APPLICATION\*\***

Tenant(s) referencing qualifying criteria:

Clean Credit file with no CCJ's, In permanent employment with total annual income £49,500 + or UK resident guarantor(s) with annual income £54,000 + will be required.

A newly refurbished first floor purpose built maisonette with south aspect balcony and residents parking located within a short stroll to the vibrant Portslade Town, Portslade station and the 1X express bus which provides easy access to Brighton city centre and Royal Sussex County Hospital. Internally the property features two double bedrooms, light and spacious lounge with door to balcony, new high gloss fitted kitchen and new fully tiled bathroom with bath & shower.

#### **Entrance Hall**

Approached via staircase from ground floor, private front door, oak effect LVT flooring, under stairs storage recess, radiator concealed with decorative cover, meter cupboard, staircase to first floor, doors to:

#### **Newly Fitted Kitchen**

Upvc double glazing, part tiled walls, under unit lighting, oak effect LVT flooring, wall panel radiator, space and plumbing for washing machine and slim line dishwasher, space for tall fridge freezer, ample work surfaces with inset stainless sink unit with flexible mono block mixer tap, replacement glow worm gas combination boiler, high gloss re fitted wall & base units with matching drawers and illumined glass fronted display cabinets, integral four ring ceramic electric hob with matching over & extractor hood, LED lighting.

#### **Lounge**

Upvc double glazed window, radiator, oak effect LVT flooring, upvc double glazed door opening onto balcony.

#### **First Floor Landing**

Access to roof space via loft hatch, newly laid carpets, doors to:

#### **Bedroom One**

Two upvc double glazed windows, newly laid carpets, radiator, fitted double wardrobe.

#### **Bedroom Two**

Upvc double glazed window, radiator, newly laid carpets, fitted double wardrobe.

#### **Newly Fitted Bathroom**

Upvc double glazing with patterned glass, fully tiled walls & flooring, heated towel rail, mirrored bathroom cabinet, extractor fan, LED lighting, vanity wash basin, panel enclosed bath with inset floor level lighting, thermostatic mixer shower with glazed screen.

#### **Outside**

Residents parking bays to rear of block, communal gardens, lockable store cupboard

