



PCM
£1,800 PCM

Dartmouth Crescent, Brighton

- Spacious three-bedroom purpose-built flat
- Recently renovated with a modern finish throughout.
- EPC Energy Rating TBC
- Stunning views overlooking the Bevendean Nature Reserve
- Features a bright reception room, family bathroom, and separate WC
- Peaceful location with easy access to local amenities and transport links

Robert Luff & Co are pleased to present this spacious three-bedroom purpose-built flat located in the charming Dartmouth Crescent, Brighton. Overlooking the stunning Bevendean Nature Reserve, this recently renovated property is ideal for tenants seeking a modern home in a peaceful setting.

The flat features a bright reception room, a family bathroom, a separate WC, and three generously sized bedrooms.

Ready to move into, this property combines comfort, convenience, and scenic surroundings, making it an excellent choice for your next rental.

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Accommodation

Entrance Hall

Lounge/Diner 13'7" 14'5" (4.14m 4.39m)

Laminate flooring, wall mounted radiator, dual aspect UPVC windows

Kitchen 15'9 x 7'11 (4.80m x 2.41m)

Laminate flooring, a mix of wall and base units, integrated oven with gas hob, integrated dishwasher, space for washing machine and fridge freezer, extractor fan

Bedroom One 11'1 x 11'1 (3.38m x 3.38m)

Carpet flooring, wall mounted radiator, double glazed windows

Bedroom Two 10'5 x 7'8 (3.18m x 2.34m)

Carpet flooring, wall mounted radiator, double glazed windows

Bedroom Three 8'8 x 7'1 (2.64m x 2.16m)

Carpet flooring, wall mounted radiator, double glazed windows

Bathroom

WC, bath with overhead shower, sink, extractor

Seperate WC

WC, radiator

Agents Notes

Tenure: Leasehold

Maintenance Fee: £71 Per Month

Ground Rent: £10 Per year

EPC: TBC

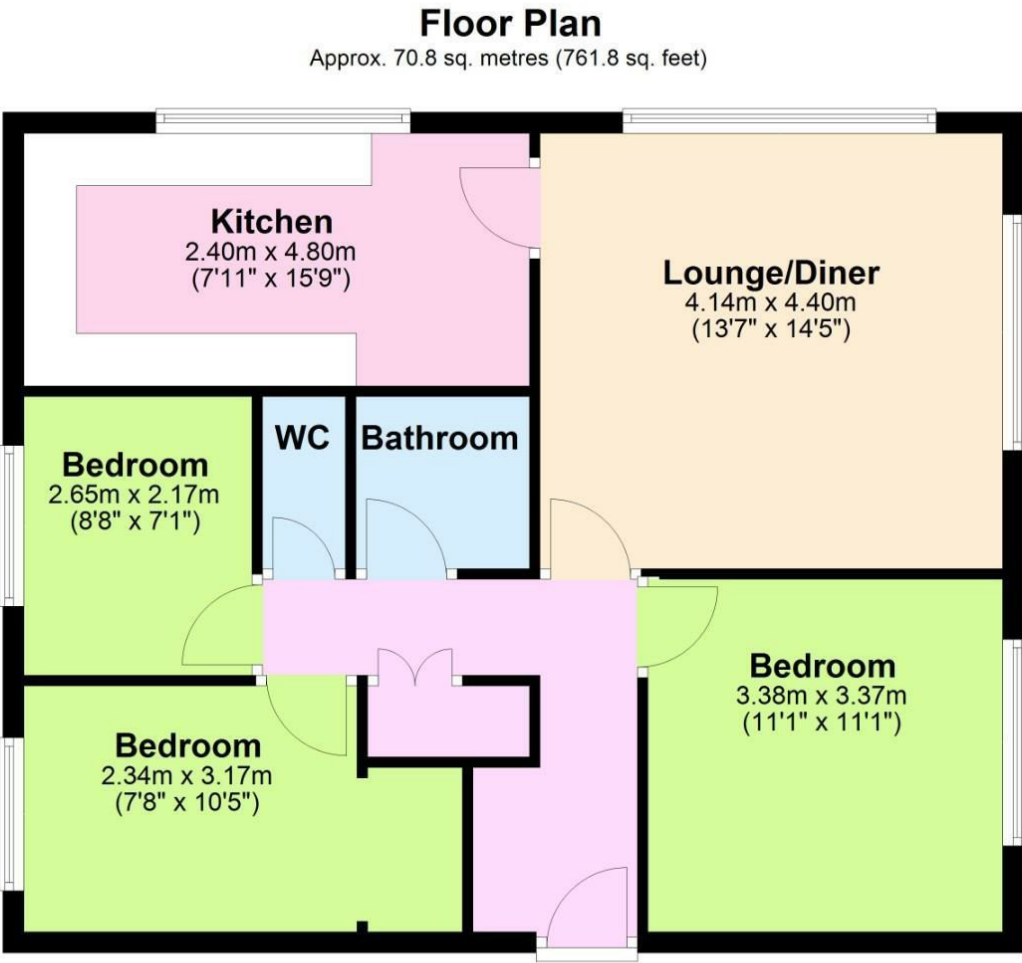
Council Tax Band: B



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Total area: approx. 70.8 sq. metres (761.8 sq. feet)

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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.