



Flat 27, Pelham Court Coombe Road , Brighton, BN2 4FL

£1,550 Per Calendar Month

Lawton and Dawe Properties are delighted to offer this spacious and recently redecorated two-bedroom flat located on Coomb Road.

The property benefits from new flooring throughout and an updated bath/shower. Upon entering, you are greeted by a hallway featuring laminate flooring and a generous storage cupboard.

The bright and airy open-plan kitchen/living area offers ample space for both relaxation and dining. It opens onto a large private balcony, perfect for enjoying outdoor space, entertaining, or relaxing with a morning coffee. The kitchen is well-equipped with a built-in oven, gas hob, integrated fridge/freezer, built-in microwave, and a washing machine—all provided by the landlord.

The main bedroom is large and filled with natural light, featuring dual-aspect windows. The second bedroom includes built-in storage units with space to fit a double bed snugly underneath, making efficient use of the room.

Situated in a convenient location, the flat is within walking distance of local shops and Brighton University.

Viewing is highly recommended to fully appreciate the size and features of this property.

Available immediately.

Holding fee £357.00

Security deposit £1788.00

Council tax band C

Rent is exclusive of any bills. Please contact us for details of potential permitted fees during the tenancy and full information of holding deposits, dilapidations deposits and referencing requirements. Please be aware we are members of ARLA Propertymark for Client Money Protection and we are members of The Property Ombudsman.

Viewing

Please contact our Lawton & Dawe Properties Ltd Office on
01273917791

if you wish to arrange a viewing appointment for this property or
require further information

- EPC Rating C
- Spacious Flat
- Recently decorated
- Two double bedrooms
- Available now!



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	78	78
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	



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