

Avard

Estate Agents



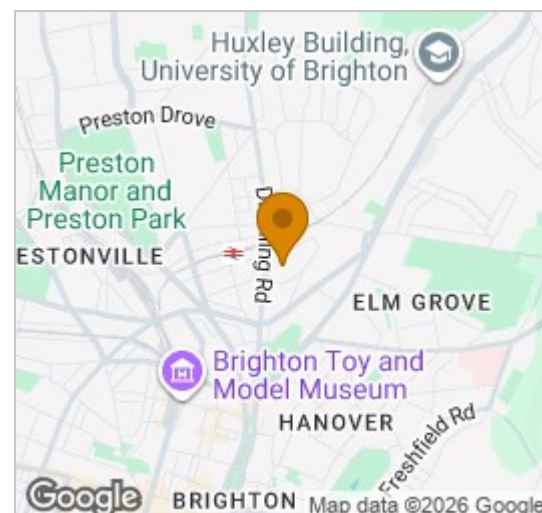
30 Belton Road
Brighton, BN2 3RE
£2,250 Per month

3 1 2 D

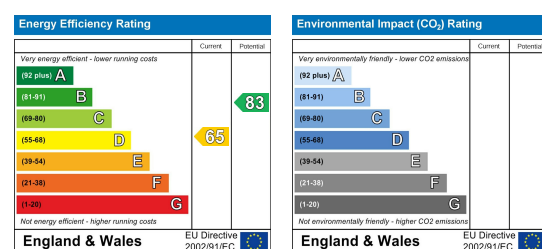
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

- Available Immediately
- Spanning Across 3 Floors
- Parking Zone J
- 3 Bedrooms
- Ideal For Family Or Professional Couples
- Property does not have a HMO License

Avard Estate Agents are delighted to offer for let this spacious and beautifully presented home, offering generous and versatile accommodation arranged over three floors. Combining attractive character features with modern comforts, the property is ideally suited to families, professional couples or those looking for additional space to work from home.

Upon entering the property, the ground floor provides a welcoming and spacious living environment. The bright lounge/dining room is an impressive feature of the home, with attractive wooden flooring, stylish plantation shutters and a cosy log-burning stove creating a warm and inviting space for both everyday living and entertaining.

The modern fitted kitchen offers a good range of wall and base units together with ample worktop and storage space. It is well equipped with a gas hob and electric oven, providing a practical and contemporary space for cooking and entertaining.

A particular feature of the property is the exceptionally spacious family bathroom, which is fitted with a full-sized bath as well as a separate shower cubicle, offering excellent practicality for a busy household.

The first floor comprises two generously proportioned double bedrooms. The principal bedroom is particularly spacious and benefits from built-in wardrobes and attractive window shutters. The second



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Avard Estate Agents 143 Ditchling Road, BN1 6JA
Tel: 01273696000 Email: info@avards.co.uk <http://www.avard.co.uk>