



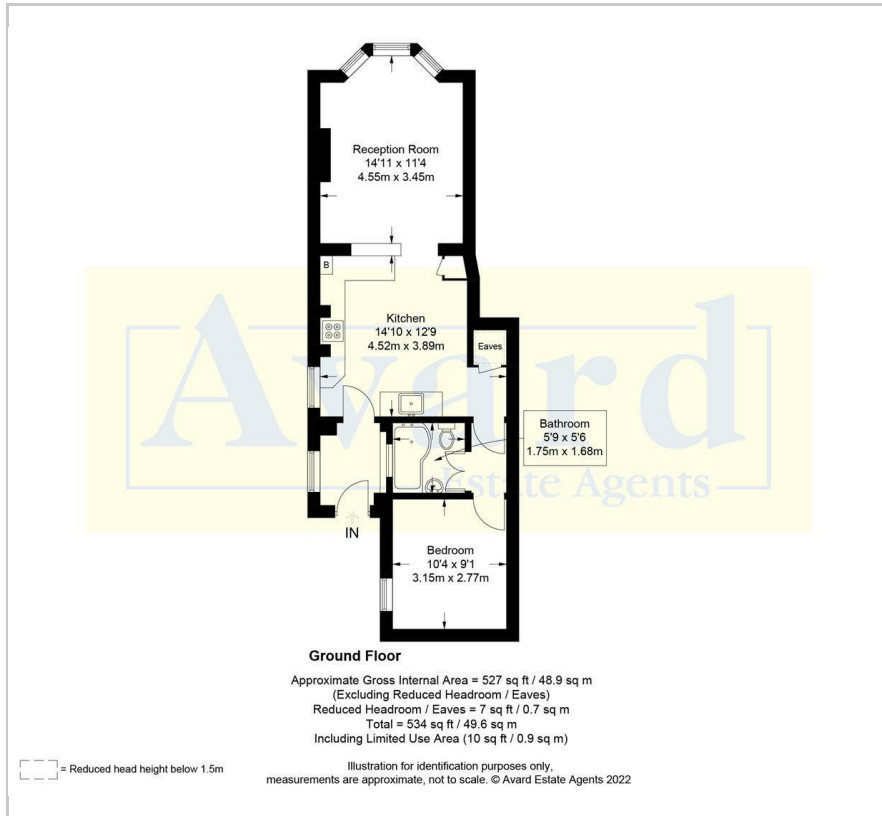
te Agents



22 Crescent Road  
Brighton, BN2 3RP  
**£1,300 Per month**



## 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.

- 1 Bedroom Flat
- Beautiful Condition
- Good Location
- Available immediately
- Spacious Flat
- Parking Zone J



Avard Estate Agents are pleased to offer for let this ground floor 1 bedroom flat. Also has the benefit of own street entrance.

This property is located in the popular Roundhill conservation area between the Fiveways and the popular 'Level area'. There are local shops and cafes nearby and it's only a stroll away from Down's junior and infant schools which have excellent reputations, a stone's throw away from the bustle of town, yet far enough removed to take a quiet and more peaceful ambiance. Central Brighton is close enough for a pleasant walk or just pop on the bus for a short ride into town. The area has many popular gastro pubs including the 'Roundhill', 'Signalman' and the 'Open House' in Springfield Road. Nearby Lewes and London Road have an abundance of local shops and supermarkets. The ever popular Fiveways is also within easy reach and there are great delis, a butcher and a baker at your disposal. London Road train stations with its commuter links to Gatwick Airport and London can be found within 500m.

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.