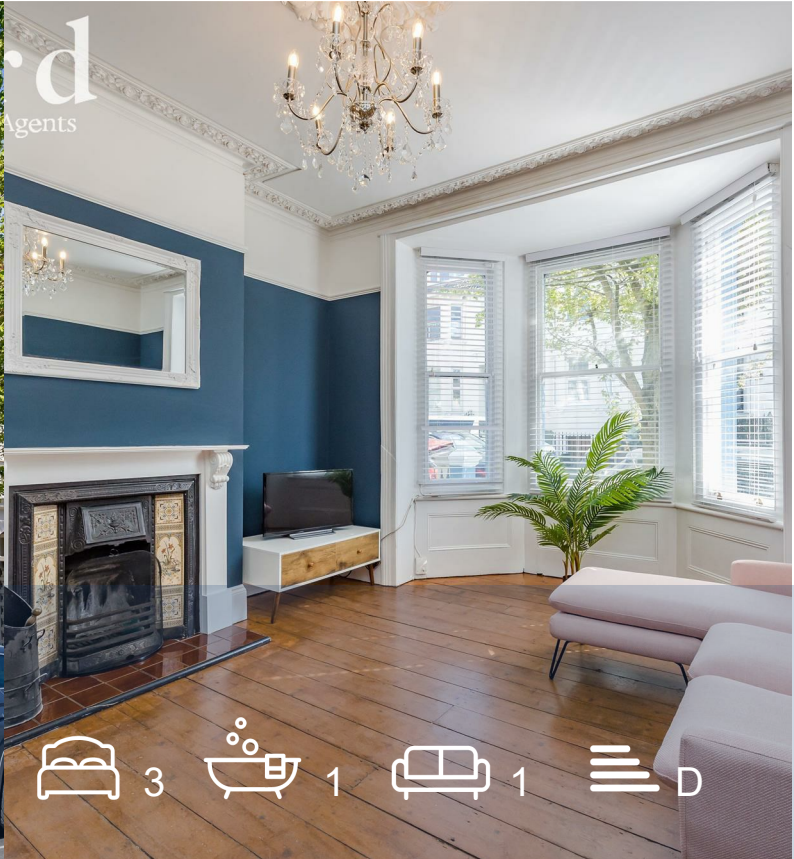


ard  
Estate Agents



57 Warleigh Road  
Brighton, BN1 4NS  
**£2,400 Per month**



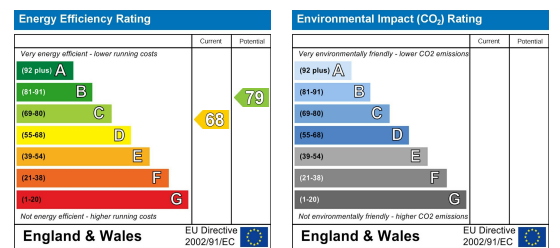
## Floor Plan



## Area Map

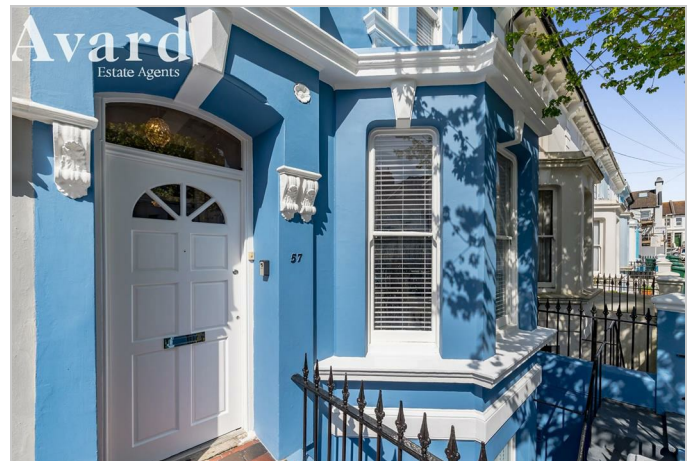


## Energy Efficiency Graph

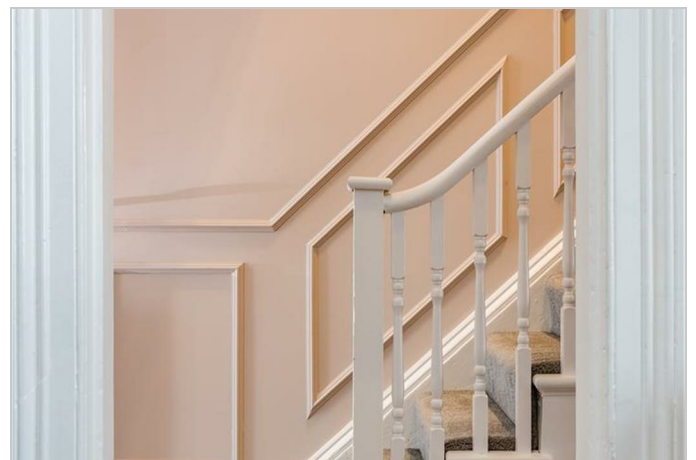


## Viewing

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



Avard Estate Agents are delighted to offer for let this three bedroom beautifully presented property spanning over the ground and first floor having been modernised and refurbished to a very high standard. This lovely property forms part of this period building and benefits from having a westerly aspect balcony. Located in the popular Ditchling Rise area between the Fiveways and Preston Circus. There are local shops and cafes nearby and it's only a stroll away from Down's junior and infant schools which have excellent reputation, a stone's throw away from the bustle of the City, 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 the City Centre. The area has many popular gastro pubs including 'The Joker', 'Roundhill', 'Signalman' and the 'Open House' nearby. The ever-popular Fiveways is also within easy reach and there are great delis, a butcher and a baker at your disposal and Preston Circus with its coffee shops, famous 'Duke of York's' picture house and bars is just around the corner. Brighton mainline and London Road train stations are within walking distance with their commuter links to Gatwick Airport and London. Accommodation comprises of on the ground floor, own street entrance, hallway, living room, kitchen/breakfast room, large modern bathroom. First floor, landing, three bedrooms and outside a westerly aspect balcony. CALL TO VIEW.



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.