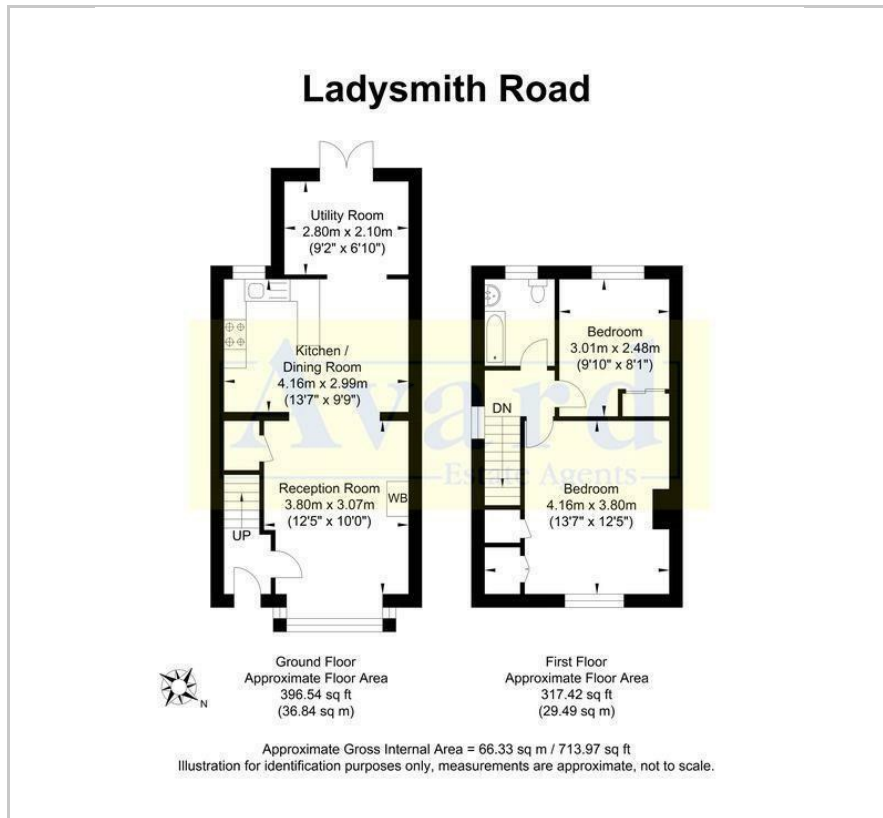


## Floor Plan



## Area Map



## Energy Efficiency Graph

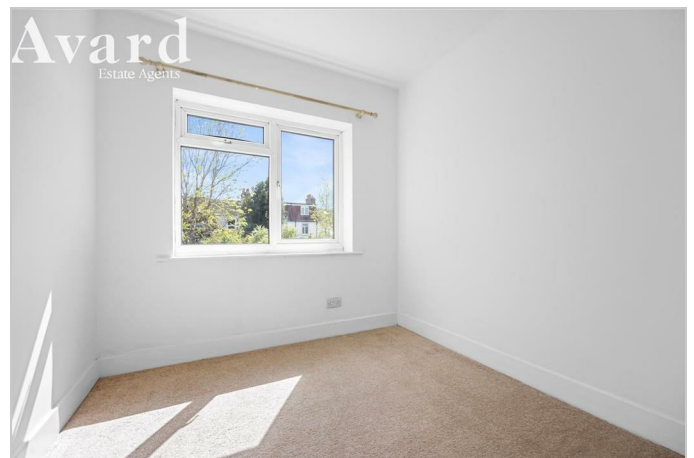


## Viewing

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 pleased to offer for let this beautifully presented 2 bedroom end of terraced house. Accommodation comprises of on the ground floor, hallway, living room, kitchen/breakfast, dining room area. Stairs from first floor leading to landing 2 bedrooms, and family bathroom. Outside is a fantastic rear garden and to the front a blocked paved area. The property sits on a popular street in an ideal location close to Lewes Road with easy access to the A27 and just a short stroll from Moulsecoomb train station and the universities. There are a number of local amenities with the useful B&Q, Aldi, Halfords, Costa Coffee and local shops close by. The South Downs are a mere five minute drive away. Sainsbury's is half a mile away meaning you can do your shopping with ease and is ideal for the big weekly shop or those last minute necessities. Buses are in abundance on Lewes Road giving you a wide reach around Brighton and access to the City Centre and Brighton's mainline station which is approximately one and a half miles away. Please call to view this great family home.



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.