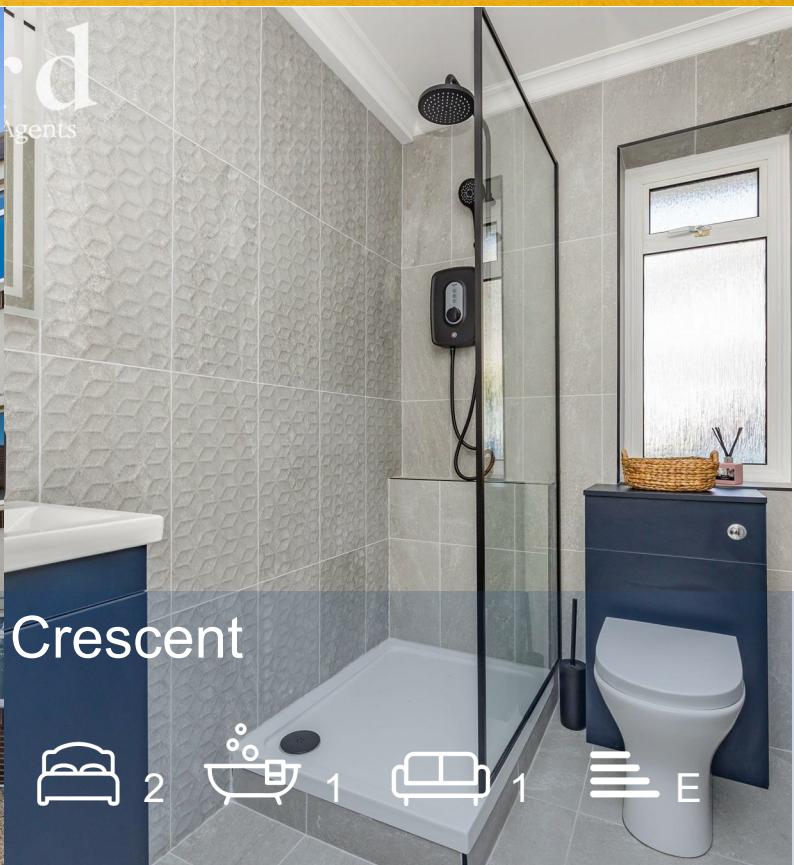


Crescent Mansions Princes Crescent

, Brighton, BN2 3RB

£1,750 Per month

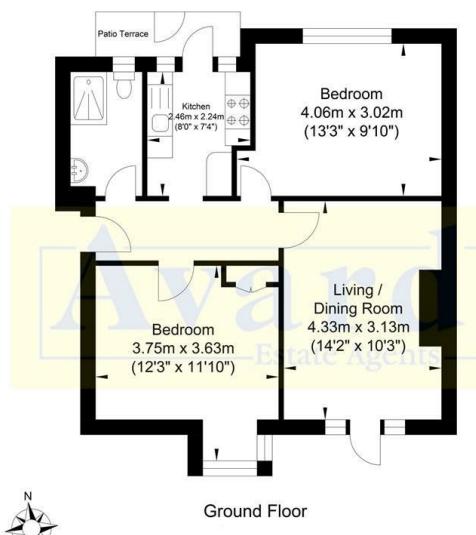


2 1 1

E

## Floor Plan

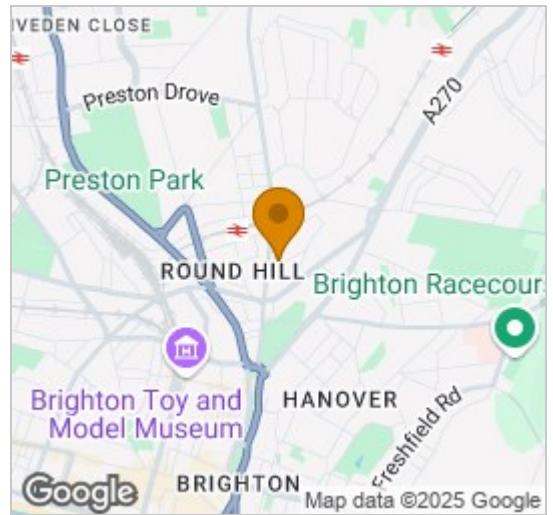
### Princes Crescent



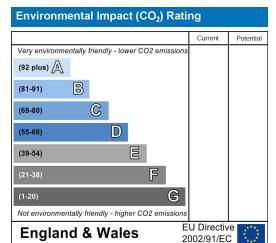
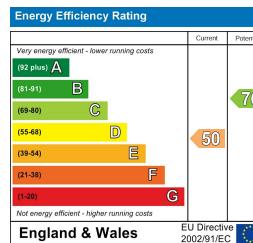
Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

## 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.

- Council Tax Band B
- Available immediately
- Ideal For 2 Sharers
- Parking Zone J
- Own Street Entrance
- 2 Double Bedrooms
- Large South Facing Rear Garden
- Great Location For Commuters
- Ground Floor Flat
- Must Be Viewed To Be Fully Appreciated

Avard Estate Agents are pleased to offer for let this beautifully presented 2 double bedroom garden flat with a lovely bright southerly aspect rear garden. This property has been modernised and updated by current vendor and viewing is essential to appreciate the attention to detail and the high quality finish. and Accommodation comprises hallway, living room with doors to garden, 2 double bedrooms, newly fitted kitchen, new modern shower room and a southerly aspect garden with laid to lawn borders and rear patio area. Located in the a popular area of Brighton 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, infant schools and is in the catchment area for Dorothy Stringer and Varndean school which have excellent reputations, 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, 'The Roundhill' and the 'Open House'. 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 and Preston Circus with its coffee shops and bars is just a short walk down the road. Both Brighton mainline and London Road train station are within walking distance with their commuter links to Gatwick Airport and London. MUST 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 firms employment has the authority to make or give any representation or warranty in respect of the property.