

50 St James Street  
Brighton  
East Sussex  
BN2 1QG

Background User  
T: 01273 915400  
E:



## Selsfield Drive , Brighton, BN2 4HJ £1,450 Per Month

Spacious, two, bedroom, purpose built flat with balcony ideal for anyone studying at Brighton University or Sussex University. Close to local bus routes and just off the Lewes Road the property offers an ideal location for anyone looking to be within easy reach of local facilities.

The flat is spacious, light and bright and benefits from furnishings. The property has a large lounge leading onto a balcony area. There is a double bedroom with plenty of storage space and a further large bedroom. The modern kitchen has a range of fitted units and a range style cooker, fridge/freezer and washing machine. The shower room is well fitted and is modern and has a large walk in shower tray, w.c. and basin.

Available immediately on a mostly furnished basis.

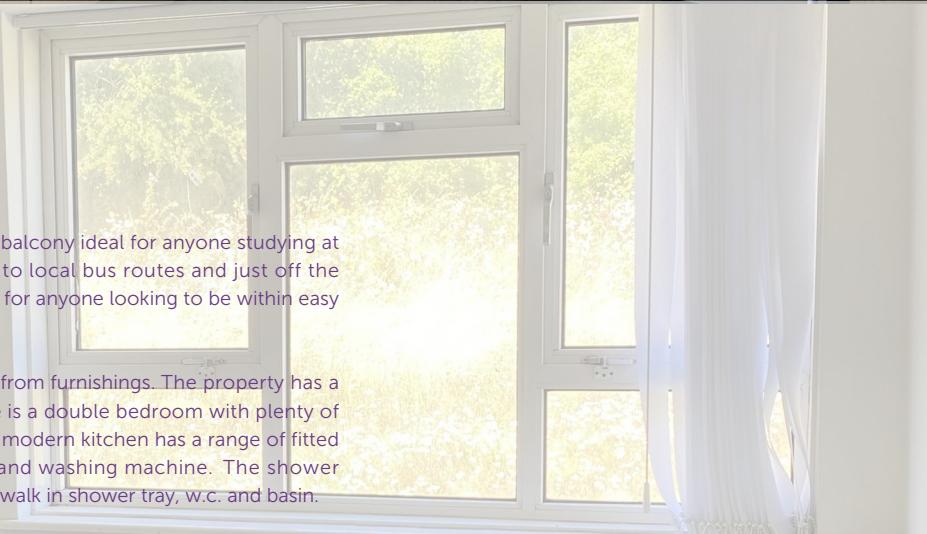
Full double glazed and with gas central heating

EPC Rating: B

Council Tax Band: A

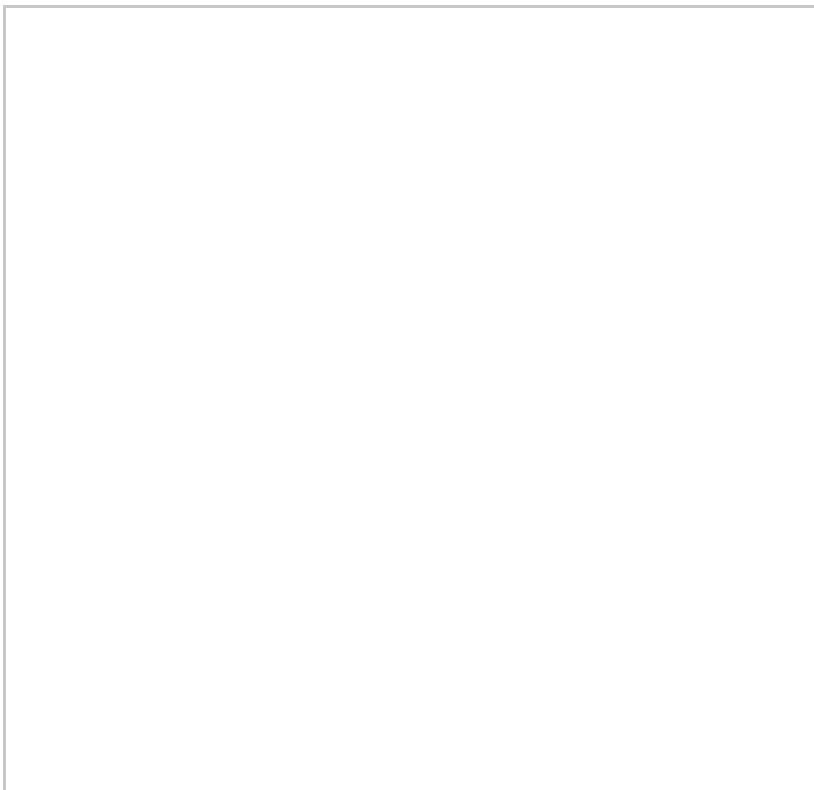
Weekly rent £334p/w

Early viewing recommended call on 01273 915400



[www.tpsb.co.uk](http://www.tpsb.co.uk)

## Floor Plan

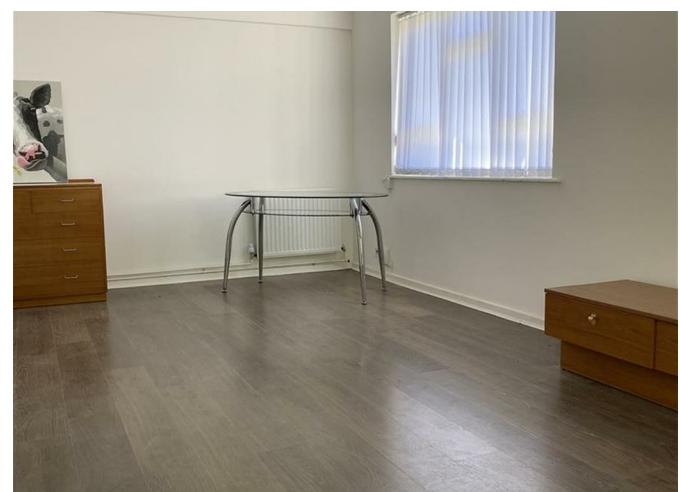


## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                                 |   | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|--|---|---|-----------|
|  |   | Current   | Potential |
| Very energy efficient - lower running costs<br>(92 plus) | A | 81  | 81        |
| (81-91)  | B |   |           |
| (69-80)  | C |   |           |
| (55-68)  | D |   |           |
| (39-54)  | E |   |           |
| (21-38)  | F |   |           |
| (1-20)   | G |   |           |
| Not energy efficient - higher running costs              |   | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales  |   | EU Directive 2002/81/EC   |           |



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.