



London Road, Brighton, BN1 8QT

£1,500 Per month



- Bright Top Floor Apartment
- West Facing Lounge
- Modern Kitchen & Bathroom
- Double Glazing
- Viewing Advised

- Spacious Well Planned Accomodation
- Two double Bedrooms
- Gas Heating
- Un-Furnished
- Sole Agent

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Summary

An bright and spacious top floor flat situated on a small well managed estate.

Spacious well planned accommodation. Large lounge, 2 double bedrooms, modern kitchen & bathroom. Freshly decorated with new carpets.

Situated in Patcham and on the A23 so providing good transport links to Gatwick and London. The nearby Patcham Village provides good local shopping facilities.

Entrance Hall

Spacious hallway with useful built in storage cupboards,

Lounge

20 x 11 (6.10m x 3.35m)

Spacious bright West facing living room

Kitchen

11 x 6'9 (3.35m x 2.06m)

Well fitted with Beech effect units comprising cupboards, drawers and working surfaces.

Oven, hob and extractor fan. Fridge. South facing window.

Bedroom One

12 x 11 (3.66m x 3.35m)

Bright double room with range of built in bedroom cupboards / wardrobes.

Bedroom Two

11 x 7 (3.35m x 2.13m)

Double bedroom with built in wardrobe cupboard

Bathroom

Fitted white suite. Bath, with electric shower over. Basin & WC. Tiled Walls. Extractor fan.

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

