



Surrey Street, Brighton, BN1 3PB

£1,750 Per month



- Four Storey House
- Spacious Well-Planned Accommodation
- Modern Kitchen & Shower Room
- Gas Heating
- Un-Furnished

- Adjacent To Brighton Station
- 3 Bedrooms
- Rear Garden / Yard
- Suit Family or Maximum of 2 Sharers (No HMO Licence)
- Viewing Advised

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Summary

Attractive four-storey terraced house ideally located moments from Brighton Railway Station.

The property has been recently modernised throughout and offers spacious, well-planned accommodation with gas central heating. Features include a generous lounge/dining room, large fitted kitchen, and a separate utility room. Upstairs are three well apportioned bedrooms, along with access to a rear garden/yard.

Situated in a super-central location, approximately 200 yards from Brighton Mainline Station, providing excellent commuter links to London. The area benefits from an abundance of popular pubs, bars, restaurants, and independent coffee shops, all within easy walking distance.

PLEASE NOTE THE PROPERTY DOES NOT HAVE A HMO LICENCE - MAXIMUM OF 2 SHARERS

Lounge / Dinning room

22 x 9 (6.71m x 2.74m)

Spacious through lounge dining room.

Kitchen

11 x 10 (3.35m x 3.05m)

modern whit kitchen units. Oven, hob, extractor fan. Fridge Freezer.

Utility

Useful separate utility area with sink and plumbing for washing-machine.

W/C

separate WC on the lower ground level off the utility room

Bedroom 1

14 x 11 (4.27m x 3.35m)

Double bedroom with bright bay window

Bedroom 2

14 x 14 (4.27m x 4.27m)

An attractive L-shaped attic room.

Bedroom 3

10'6 x 8'9 (3.20m x 2.67m)

Small double suitable for childs bedroom or home office

Shower Room

Double size enclosed shower cubicle with electric shower.

Vanity sink unit and WC.

Courtyard

Walled rear garden / yard.

Useful Information

Parking Zone Y Council Tax Band- C EPC Rating- D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

