



## Lewes Road, Brighton, BN2 3LD

£1,500 Per month



- Brand new Refurbishment
- Private entrance
- Central Location
- AVAILABLE NOW

- Split level
- Two Double Bedrooms
- Unfurnished

# Lewes Road, Brighton, BN2 3LD

## £1,500 Per month



### Summary

Located on Lewes Road in Brighton, this charming split-level flat offers a delightful living experience. The property features two good double bedrooms, making it an ideal choice for couples, or two professionals seeking a comfortable home.

The layout of the flat is designed, providing a sense of space and privacy. The split-level design adds character and allows for a unique flow throughout the living areas. Residents will appreciate the convenience of local amenities just a stone's throw away. From shops and cafes to parks and recreational facilities, everything you need is within easy reach. Additionally, the property benefits from direct bus routes to central Brighton, ensuring that the vibrant city life, with its array of shops, restaurants, and cultural attractions, is easily accessible.

This property presents a wonderful opportunity to enjoy the best of Brighton living, combining comfort, convenience, and a lively community atmosphere. Whether you are looking to make it your home or an investment, this house on Lewes Road is certainly worth considering.

### Lounge

14'11" x 11'1" (4.56 x 3.40)  
Spacious lounge with bay window.

### Kitchen

Newly fitted neutrally decorated, gas hob and oven with space for undercounter fridge and washing machine.

### Bedroom one

12'0" x 6'7" (3.67 x 2.03)  
Double bedroom on first floor.

### Bedroom Two

11'10" x 6'7" (3.62 x 2.03)  
Double bedroom on ground floor

### Shower room

Newly fitted with shower, sink with storage, mirrored cabinet, wc

### Additional Information

EPC - D  
Council Tax - A  
Parking Zone - V

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

