



**Lewes Road, Brighton, BN2 3GU**

**£1,500 Per month**



- Three Bedrooms
- Gas heating
- Open plan

- Unfurnished
- Split-level
- Available start of August

# Lewes Road, Brighton, BN2 3GU

## £1,500 Per month



### Summary

UNFURNISHED SPLIT-LEVEL THREE BEDROOM FLAT ON THE LEWES ROAD, BRIGHTON.

Nestled on the vibrant Lewes Road in Brighton, this charming split-level three-bedroom flat offers a delightful blend of comfort and convenience. With two good size double bedrooms and one single, this is ideal for sharers, a couple or a small family.

With its prime location, residents will find themselves just a stone's throw away from The Level, a popular park that provides a perfect outside space. Brighton's bustling city centre is easily accessible, making it an ideal choice for those who need to commute. Whether you are looking to explore the shops, dine at exquisite restaurants, or enjoy the vibrant nightlife, everything is within reach.

### Open plan lounge / kitchen

13'9x8'7 (3.96m'2.74mx2.44m'2.13m)

Carpeted lounge area.

Sectioned off kitchen with grey Lino. Stone affect worktops with matching splash back. Oven and hob. Plumbing for a washing machine and under counter fridge.

### Bedroom one

6'4x11'4 (1.83m'1.22mx3.35m'1.22m )

Single bedroom. Grey carpets. First level.

### Bathroom

Compact bathroom with corner bathtub, overhead shower, wash hand basin and WC.

### Bedroom two

10x13'8 (3.05mx3.96m'2.44m)

Good size double bedroom with skylight and grey carpets on top floor.

### Bedroom Three

10'3x10'4 (3.05m'0.91mx3.05m'1.22m)

Another good size double bedroom with skylight and grey carpets. Top floor

### Other Information

EPC - C.

Council Tax - B.

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>		75	77
(55-68) <b>D</b>			
(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		

