



Sandown Road, Brighton, BN2 3EJ

£1,400 Per month



- First Floor Flat
- Two Double Bedrooms
- Gas Central Heating
- Private Street Entrance
- Available Now



- West Facing Lounge
- Spacious Kitchen / Breakfast Room
- Good Size Rear Garden
- Un-Furnished
- Sole Agent

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Summary

UNFURNISHED, FIRST FLOOR TWO BEDROOM FLAT WITH PRIVATE GARDEN CLOSE TO ELM GROVE.

The flat is spacious, well planned and within easy reach of the Lewes Road with its shops and local amenities. Bus services also pass nearby providing access to most parts of Brighton & Hove.

Lounge

13' x 11'6 (3.96m x 3.51m)
Spacious Lounge with feature fireplace.

Kitchen

10'9x10 (3.28mx3.05m)
Large kitchen/breakfast room with plumbing for a washing machine.

Bedroom One

13' x 8'6 (3.96m x 2.59m)
Double bedroom

Bedroom Two

11'6 x 10'9 (3.51m x 3.28m)
Double Bedroom

Bathroom

Bathroom with mixer shower and door leading to W/C

Garden

Stairs leading down to good size paved rear garden.

Useful Information

Council Tax Band - B
Parking Zone - S
EPC - C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	76
(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 	

