



## 154 Lewes Road, Brighton, BN2 3LG

£1,100 PCM

Located above commercial premises on Lewes Road. The property has one double bedroom with double glazed windows, a bathroom with bath and shower over, and a separate kitchen with washing machine, gas hob, electric oven and grill with extractor hood. The flat is superbly located for the shops, supermarket, cafes and bars of Lewes Road as well as moments from local buses. UNFURNISHED. Deposit £1200. Council Tax A EPC Rating D. This property is available End of April.

**Entrance Hallway****Lounge****Kitchen**

Space for a washing machine and fridge. Gas cooker, electric oven and grill, extractor hood, double glazed window.

**Bedroom**

Located at the rear

**Bathroom****Total approx floor area**

36.0 sq.m (388 sq.ft)

**Council Tax Band A**

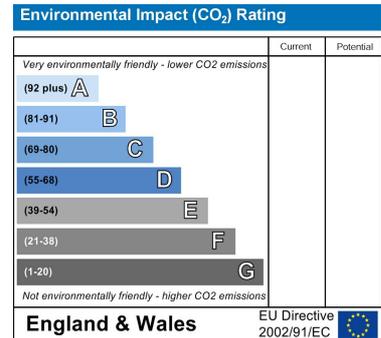
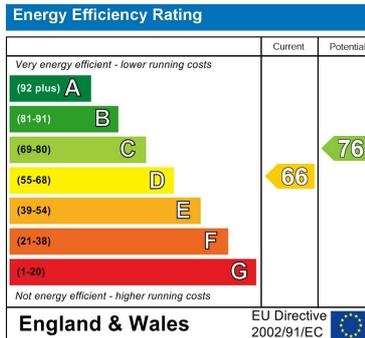


# FIRST FLOOR

36.0 sq.m. (388 sq.ft.) approx.



TOTAL FLOOR AREA : 36.0 sq.m. (388 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

### IMPORTANT

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 Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.  
 Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

## COVERING THE CITY

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