



38, Foredown Road, Brighton, BN41 2FU

**Spencer
& Leigh**

38, Foredown Road,
Brighton, BN41 2FU

£1,695 Per Calendar Month -

- First and second floor maisonette
- Three double bedrooms
- Modern fitted kitchen with appliances
- Family bathroom & additional shower room
- Excellent internal condition to a contemporary design
- Beautiful distant view towards the sea
- Gas fired central heating & double glazed windows
- Available to move into immediately
- Offered unfurnished
- Viewing highly recommended

DON'T MISS OUT ON THIS ONE AS BILLS ARE INCLUDED!
Arranged over the upper two floors of this attractive semi detached house, this particular maisonette is like a tardis, being far larger inside than it looks. The interior is presented to a contemporary theme with a neutral colour scheme and grey carpets, resulting in a bright and airy living space. Upon entering, stairs rise to the first floor landing which lead into the lounge and recessed kitchen, which benefit from integrated appliances. The main bathroom is also located on this floor, together with bedroom 3, which unusually is a double room. The two principal bedrooms, along with a shower room are located on the upper floor and it is from here that you can enjoy beautiful far reaching views towards the sea. The maisonette has gas fired central heating and double glazed windows. The icing on the cake is the fact that electricity, gas and water bills are included within the monthly rent (subject to cap). Being available to move into immediately, the accommodation is offered unfurnished. Viewing is highly recommended. COUNCIL TAX - BAND B.



Entrance Hall

Living Room
13'1" x 10'10"

Kitchen

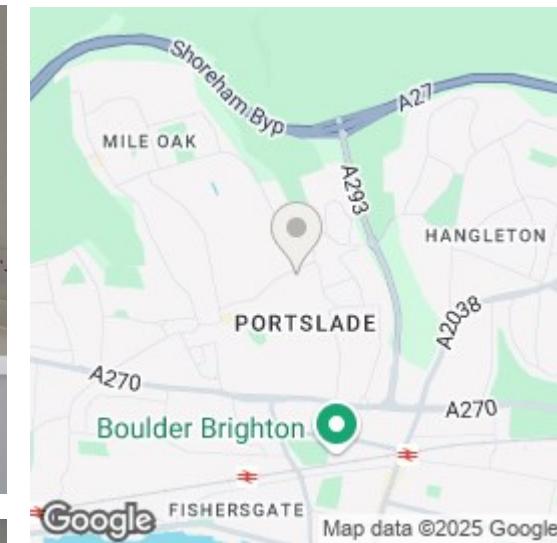
Bedroom 1
18'2" x 9'6"

Bedroom 2
12'1" x 10'3"

Bedroom 3
11'8" x 10'10"

Shower Room

Bathroom



Council:- BHCC
Council Tax Band:- B

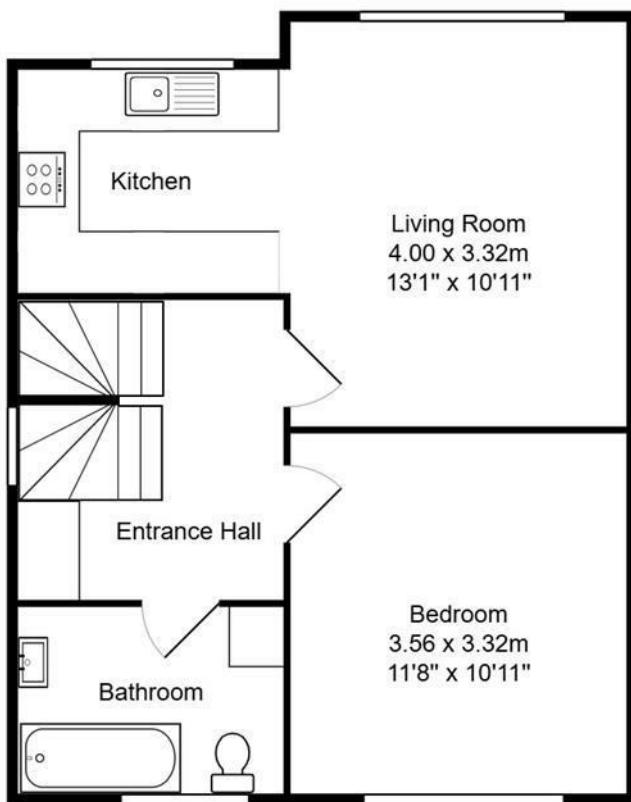
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	75	76
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

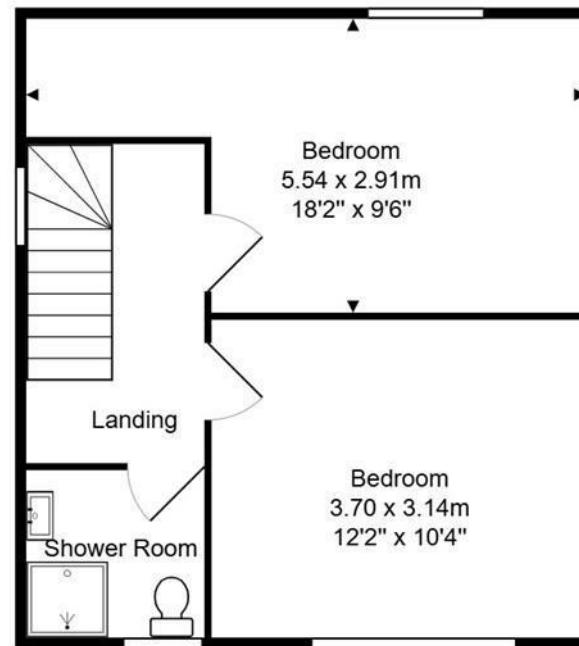
w: www.spencerandleigh.co.uk

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First Floor
Area: 45.0 m² ... 484 ft²

Total Area: 80.0 m² ... 862 ft²



Second Floor
Area: 35.0 m² ... 376 ft²