



9 Sceptre Court, Towergate, Brighton, BN1 6WT

Spencer
& Leigh

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Brighton, BN1 6WT

£1,395 Per Calendar Month -

- Two bedroom upper ground floor flat
- Spacious 13' lounge
- Fitted kitchen
- White bathroom suite
- Security door/entry phone system
- Gas fired central heating
- Double glazed windows
- Allocated parking space
- Popular location near station
- Available mid July, unfurnished

This well presented apartment is situated on the upper ground floor and is offered for let with two good size bedrooms. The accommodation will be let unfurnished on a long term basis. There is a spacious 13' lounge, a 9' kitchen with an integrated oven and hob, a white bathroom suite and conveniently the apartment comes with an allocated car parking space. Additional benefits include gas fired central heating, double glazed windows and a security door entry phone system. The apartment is available from mid July. Preston Park with its open green spaces, trendy cafes and pubs along with a mainline railway station are located nearby. Exclusive to Spencer & Leigh. COUNCIL TAX - BAND C



Entrance hall

Living room
13'5 x 9'8

Kitchen
9'8 x 9'1

Bedroom one
15'11 x 8'8

Bedroom two
10'4 x 6'9

Bathroom
8'8 x 6'8

Allocated parking

Property Information

Council Tax Band C: £2,292.84 2026/2027

Utilities: Mains Gas, Mains Electric, Mains water and sewerage

Parking: Allocated parking

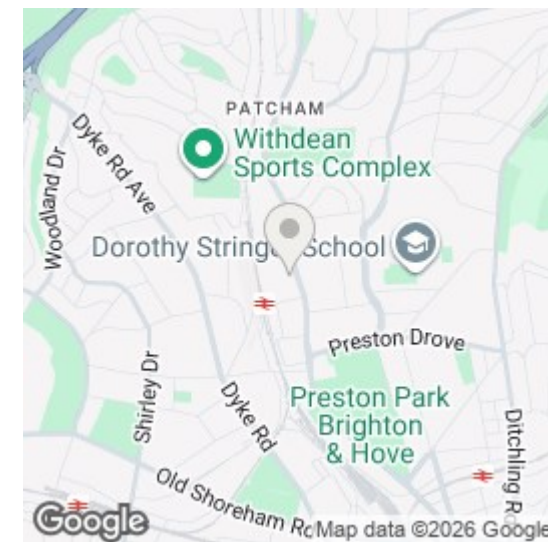
Broadband: Standard 19 Mbps and Superfast 80 Mbps and
Ultrafast 330 Mbps

Mobile: Good coverage (OFCOM checker)

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

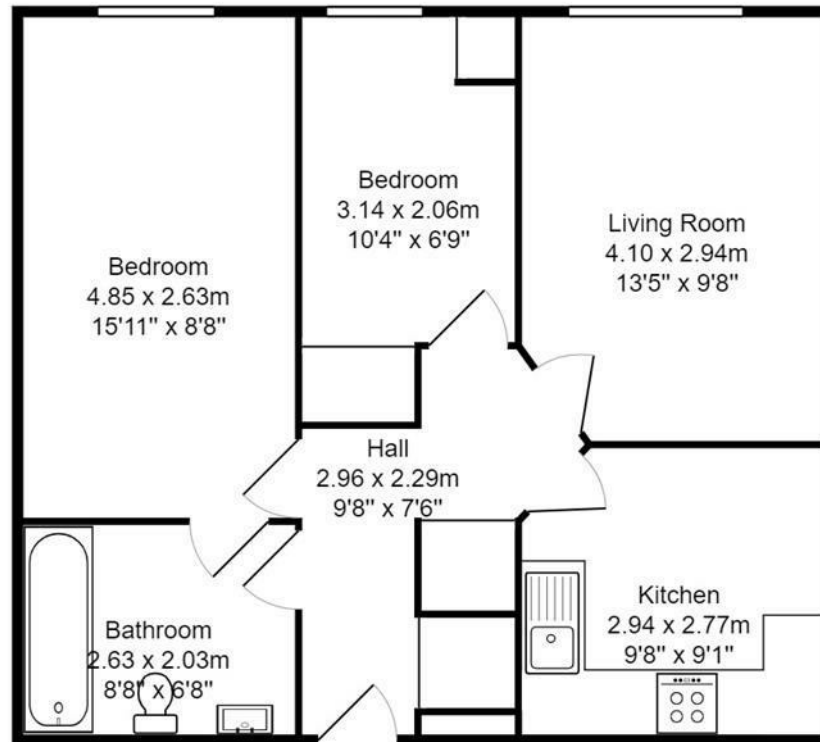


Council:- Brighton & Hove
Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	78	82
England & Wales		EU Directive 2002/91/EC 





Total Area: 54.0 m² ... 581 ft²

All measurements are approximate and for display purposes only.