



9 Sceptre Court, Towergate, Brighton, BN1 6WT

**Spencer
& Leigh**

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Brighton, BN1 6WT

£1,095 PCM -

- Two bedroom 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 October 2021, 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 October 2021. Preston park with its open green spaces, trendy cafes and pubs along with a mainline railway station are located nearby. Exclusive to Spencer & Leigh.



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



Council:- Brighton & Hove
Council Tax Band:-

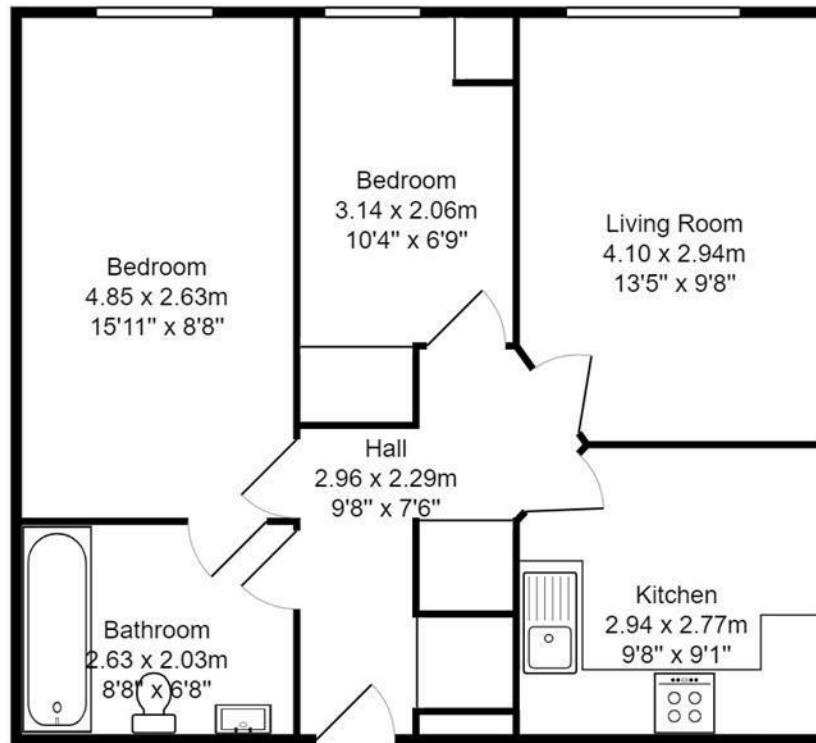
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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Total Area: 54.0 m² ... 581 ft²

All measurements are approximate and for display purposes only.