



Spencer  
& Leigh

Flat 25 Courtlands, Ashton Rise, Brighton, BN2 9QQ



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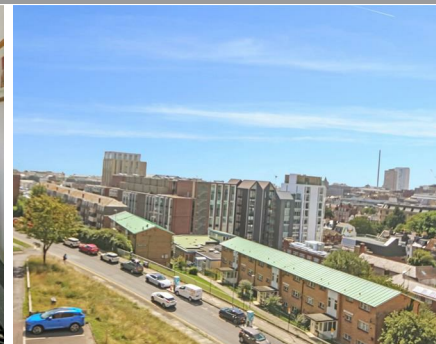
£1,495 Per Calendar Month -

- Spacious 7th floor flat
- Two double bedrooms
- Lounge/dining room with dual aspect
- Modern kitchen with appliances
- Shower room
- Private South facing balcony
- Gas fired central heating
- Double glazed windows
- Available unfurnished from September
- Beautiful distant views of the sea

This bright and airy flat is located on the 7th floor and benefits from a beautiful distant view towards the sea. Internally, the spacious rooms feature a lounge/dining room with a dual aspect and space for a table, a modern fitted kitchen equipped with appliances, two double bedrooms and a tiled shower room. There is a decent size balcony which has a Southerly aspect and provides a pleasant space to relax and enjoy those summer evenings. The flat itself has double glazed windows and gas fired central heating. Available from September on an unfurnished basis. Courtlands has the added benefit of a passenger lift to all floors. Viewing via our Open Day on Wednesday 9th August is highly recommended. COUNCIL TAX BAND: A



Just a short walk to the iconic Brighton Pier, the infamous Lanes and the Royal Pavilion. Seafront, shops, and amenities and also within a short walking distance away aswell as the Brighton Mainline Train Station.



Entrance hall

Living room  
15'3 x 11'10

Balcony

Kitchen  
11'10 x 6'11

Bedroom  
13'8 x 10'0

Bedroom  
13'8 x 8'9

Shower room

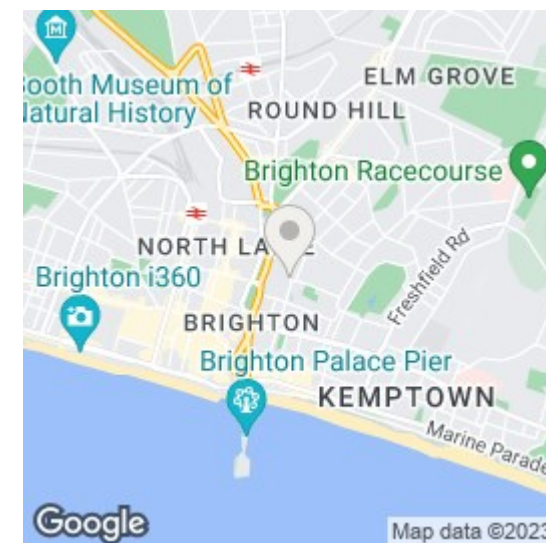
WC

Balcony

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](http://www.spencerandleigh.co.uk)



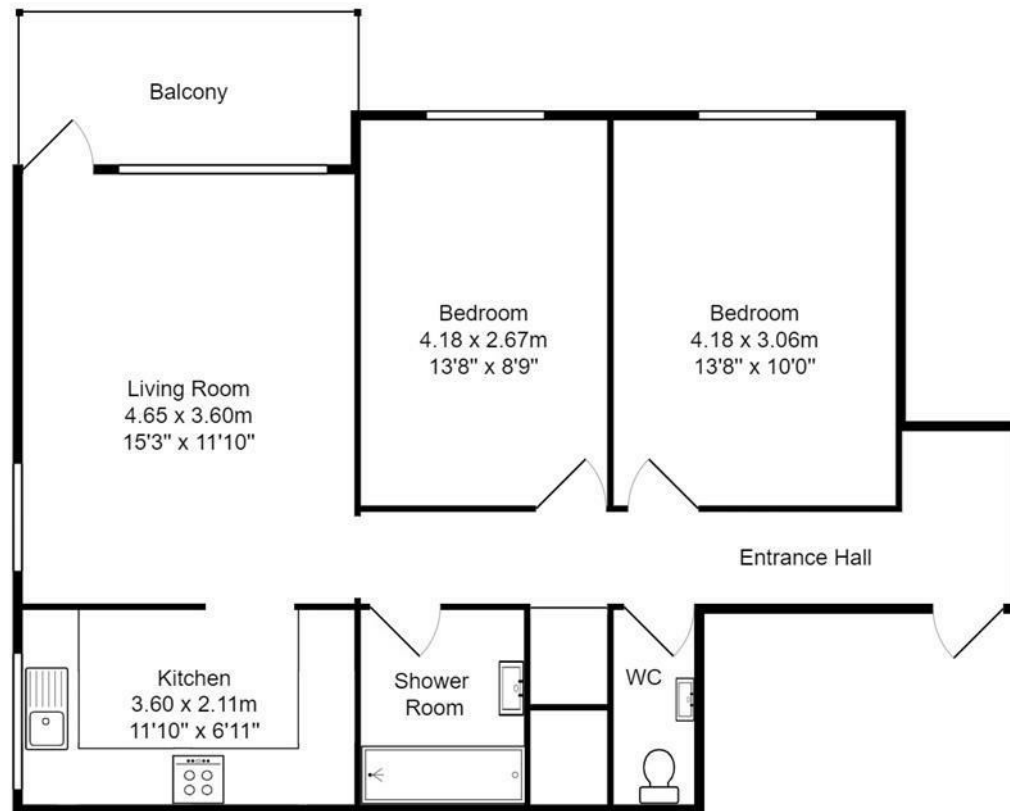
Council:- Brighton & Hove City Council  
Council Tax Band:- A

#### Energy Efficiency Rating

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

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Total Area: 65.8 m<sup>2</sup> ... 708 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.