



12a, The Priory, Brighton, BN1 8QS

Spencer
& Leigh

12a, The Priory,
Brighton, BN1 8QS

£1,250 Per Calendar Month -

- Spacious one bed apartment
- Purpose built block
- Located on the second floor
- Spacious 27' Lounge
- Modern fitted kitchen
- One double bedroom
- GCH & double glazing
- Available mid June, unfurnished
- Prime location
- Viewing recommended

This spacious and well presented one bedroom flat is located on the second floor in the popular block. Available mid June and offered on an unfurnished basis, the flat features a good size bay fronted lounge with a modern open plan kitchen, a double bedroom, a bathroom and plenty of storage space. The bright and airy feel is complimented by double glazed windows and gas fired central heating. The Priory has the added benefit of a passenger lift, communal off road parking and well maintained communal gardens. Local shops, cafe's and restaurants can be accessed nearby in Patcham Old Village or Preston Park. A mainline railway station and regular bus services to the city centre can be accessed locally. The landlord has requested no pets. COUNCIL TAX - B



The Priory is a highly desirable purpose built block conveniently situated for all modes of transport including buses, trains and easy access to all road networks in and out of the city. There are a range of what are considered to be good local schools and a variation of shops and eateries.



Entrance hall

Living room
20'6 x 11'3

Kitchen
10'9 x 7'2

Bedroom
14'1 x 11'5

Bathroom

Property Information

Council Tax Band B: £2,006.23 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking:

Broadband: Standard 16 Mbps, Superfast 33 Mbps

Mobile: Good coverage (OFCOM checker)



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

Energy Efficiency Rating

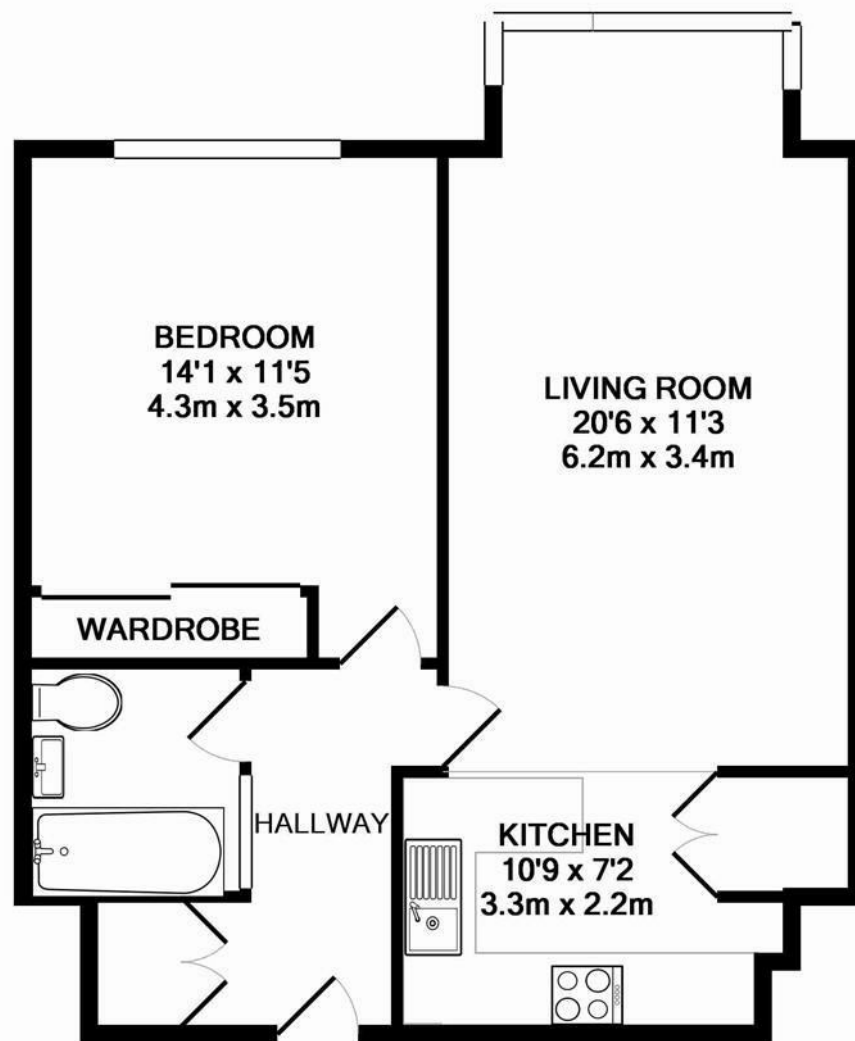
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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





Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2014