

Spencer  
& Leigh



Flat 2, 1 Cross Road, Brighton, BN42 4HD

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£1,195 Per Calendar Month -

- Well presented ground floor flat
- One double bedroom
- Private patio garden
- Modern fitted kitchen
- White shower suite
- Gas fired central heating
- Double glazed windows
- Available unfurnished from November
- Private parking space
- Viewing highly recommended

Neighbouring The Green with it's local shops, cafe's and restaurants, this well presented one bedroom ground floor flat has it's very own patio garden and off road parking. Upon entering you are greeted by a bright and airy lounge with French doors allowing access to the garden. The modern kitchen has appliances including an integrated oven, washing machine and fridge/freezer along with plenty of storage space and being open plan makes for a great social living area. There is a good size double bedroom and a white shower suite. The rear garden has a South Westerly aspect and as a result enjoys the afternoon sun. The flat is available to rent on an unfurnished basis from mid to late November. Initially the flat will be available for a 12 month tenancy with an option to extend. Southwick station and the seafront are easily accessible within approximately half a mile. Internal viewing is highly recommended. COUNCIL TAX BAND: A



This popular purpose built block is in a sought after location on this tree lined road, close to the Holmbush Shopping Centre with Next, Tesco & M&S. Shoreham College and Shoreham Academy are located towards the bottom of the lane with Glebe Primary school just around the corner. Links in and out of the city are close by with Southwick Train Station less than a mile away and bus stops located within Kingston Lane or either the coast road or Old Shoreham Road.



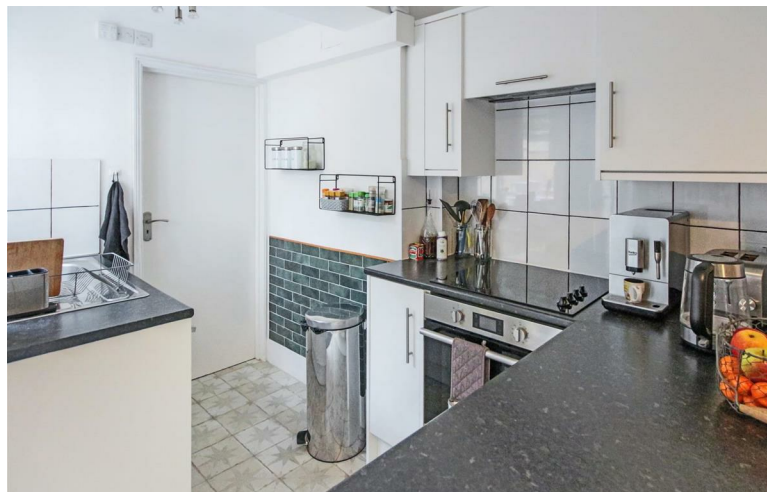
Entrance

Living room/kitchen  
14'11 x 12'6

Bedroom  
13'0 x 12'6

Shower room

Rear garden



Council:- Adur  
Council Tax Band:- A

#### Energy Efficiency Rating

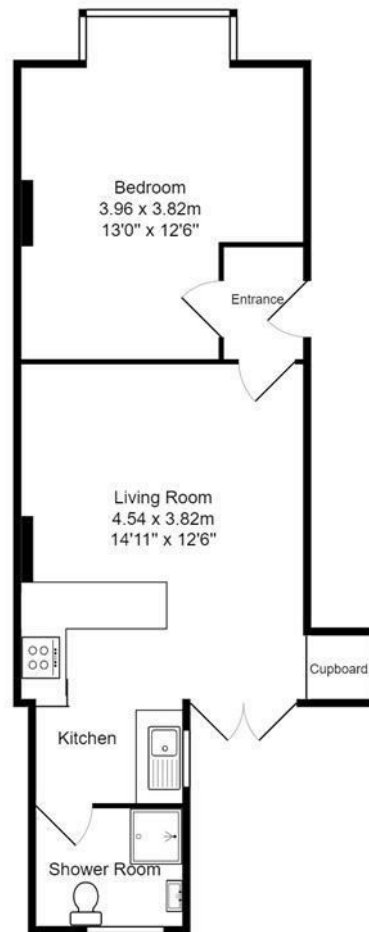
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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)



Total Area: 42.0 m<sup>2</sup> ... 452 ft<sup>2</sup>

All measurements are approximate and for display purposes only.