



GFF 30, Warleigh Road, Brighton, BN1 4NT

Spencer
& Leigh

GFF 30, Warleigh Road,
Brighton, BN1 4NT

£1,150 Per Calendar Month -

- One Bedroom Apartment
- Private Rear Garden
- Great Transport Links Via Brighton & London road Station
- Charming Converted Property
- Bay Fronted Lounge
- High Ceilings & Period Features
- White Tiled Bathroom Suite
- Walking distance to the City Centre
- Exclusive to Spencer & Leigh
- Available immediately, unfurnished

This charming one-bedroom apartment is offered to let with it's own private rear garden. Conveniently located just off Ditchling Road and above The Level, the property is ideally situated within a short walk of Brighton city centre and all it has to offer!

Once inside this pretty bay-fronted conversion, there is a spacious 12'5"x12' Living room, which leads through to the Bedroom with its array of built-in storage and pleasantly overlooks the rear garden. Down the hallway to both the White tiled Bathroom and the Kitchen which also leads out to the garden.

The flat is available immediately and is offered to let unfurnished. The flat also benefits from gas fired central heating. Viewing is recommended.

COUNCIL TAX - BAND B.



Warleigh Road is in a good position for access to the surrounding countryside and well as being close to all the attractions offered in Brighton town centre. The Fiveways location is great and convenient for independent local shopping including butchers, green grocers, local coffee shops and bars. The area has good transport connections with a bus stop close by to take you into central Brighton and train stations within a fifteen minute walk. Very close to London Road train Station.



Communal Entrance

Entrance

Entrance Hallway

Lounge
12'5 x 12'

Kitchen
9'2 x 5'11

Bedroom
11'10 x 10'8

Bathroom
8'11 x 6'1

OUTSIDE

Rear Garden

Property Information
Council Tax Band B: £1,910.06 2025/2026
Utilities: Mains Gas, Mains Electric. Mains water and sewerage
Parking: Restricted on street parking - Zone J
Broadband: Standard 5 Mbps, Superfast 74 Mbps & Ultrafast 1000Mbps available (OFCOM checker)
Mobile: Fair/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:- BHCC
Council Tax Band:- B

| Energy Efficiency Rating | | |
|---------------------------------------------|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

Spencer
& Leigh



Total floor area 44.4 sq.m. (478 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.