

**Spencer
& Leigh**



37, Preston Grange, Grange Close, Brighton BN1 6BH

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£1,595 Per Month -

- Two bedroom apartment
- Master bedroom with balcony access
- Spacious lounge with balcony access
- Modern shower room
- Gas central heating & double glazing
- Pleasant views over Preston Park
- Unfurnished with neutral decor throughout
- Prime location for amenities
- Available immediately
- Early viewing recommended

A wonderful two bedroom apartment which is ideally situated on the seventh floor of this well maintained purpose built block, with SUPERB VIEWS OVERLOOKING PRESTON PARK and within walking distance of both Preston Park and Brighton mainline stations. The accommodation comprises; Entrance hall with large storage cupboard, spacious lounge with direct access on to a PRIVATE BALCONY overlooking Preston Park, a modern fitted kitchen, master bedroom with fitted wardrobes together with a modern fitted shower room. Other points worthy of a mention include; gas fired central heating, double glazed windows and neutral decoration throughout. This property is available with immediate possession on an unfurnished basis. Internal viewing is highly recommended. Exclusive to Spencer & Leigh. COUNCIL TAX - BAND B.



Communal entrance

Entrance hallway

Lounge
20'8" x 12'1"

Kitchen
9'6" x 6'6"

Bedroom
14'9" x 12'1"

Bedroom
9'6" x 6'10"

Bathroom

Balcony
13'5" x 5'2"

Property Information

Council Tax Band B: £1,910.06 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Allocated residents parking and restricted on-street parking

Broadband: Standard 13 Mbps, Superfast 61 Mbps, Ultrafast 1800 Mbps

Mobile: 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



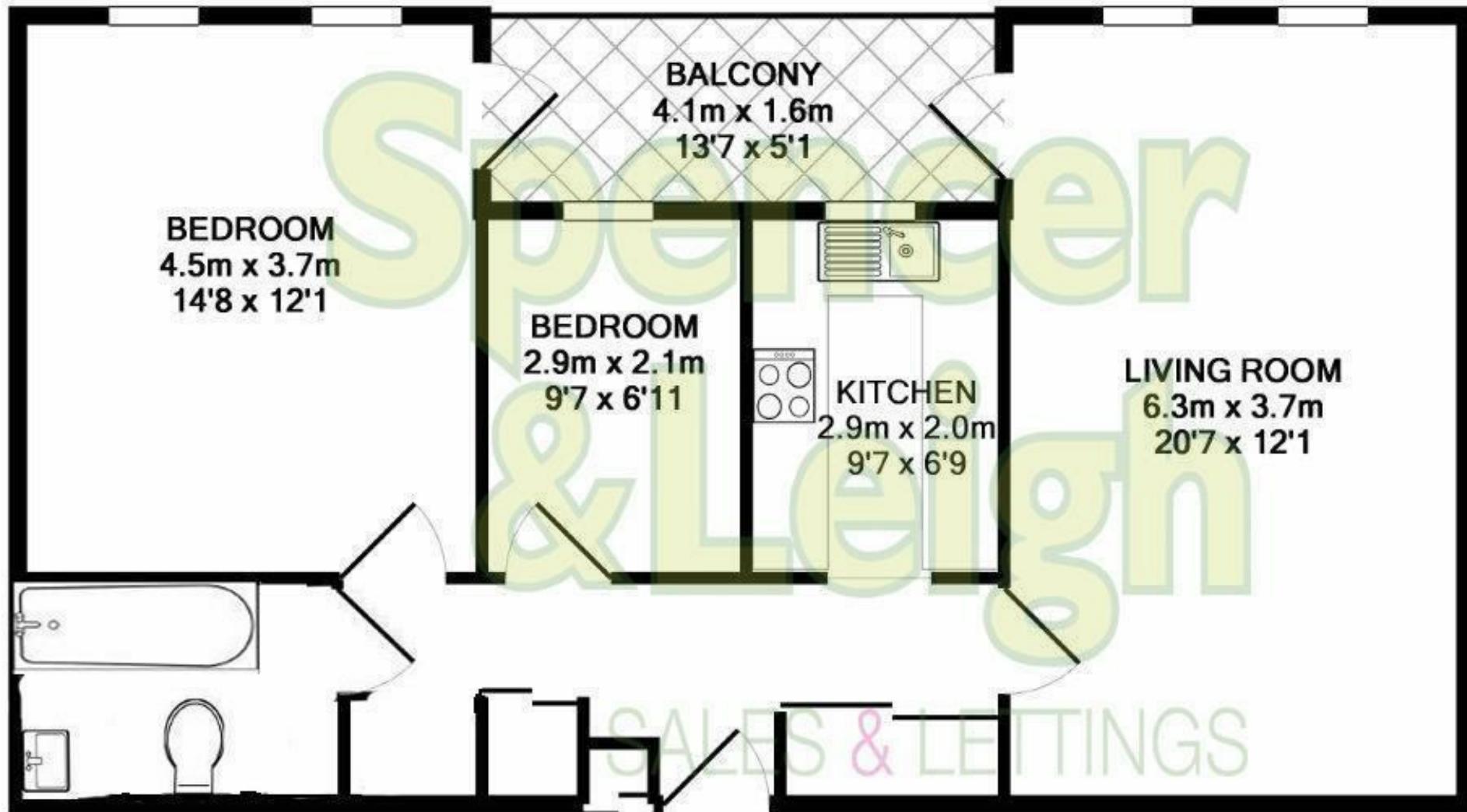
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	80	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

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TOTAL APPROX. FLOOR AREA 65.7 SQ.M. (708 SQ.FT.)
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