

**Spencer
&Leigh**



7, Surrenden Holt, Brighton, BN1 6PT

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£1,495 Per Calendar Month -

- Spacious first floor flat
- Two double bedrooms
- Balcony & private garden
- Own street entrance
- Impressive lounge/dining room
- Fitted kitchen/breakfast room with appliances
- Shower room & separate W.C
- Plenty of storage space
- Quiet location with a pleasant outlook
- Available mid June, unfurnished

NO DEPOSIT OPTION CONSIDERED - Located in a desirable position within this quiet close, this particular flat is offered to let with two double bedrooms along with a private balcony and garden. Unusually, the flat is accessed via its very own private street entrance and benefits from a pleasant outlook. Internally, there is a larger than usual lounge/dining room that has a dual aspect, a fitted kitchen/breakfast room with appliances, a shower room and a separate W.C. There is gas fired central heating in situ, along with double glazed windows which add to the peaceful living environment. Available mid-June, the accommodation may be let on a long term basis on an unfurnished basis. Local amenities including cafes & bars can be located nearby at Fiveways. Preston Park mainline railway station along with other useful commuter links can be found in Preston Park. Viewing is highly recommended as flats in Surrenden Holt rarely become available to rent. COUNCIL TAX BAND: C



Situated in the highly desirable Surrenden district, Surrenden Holt is made up of low rise purpose built flats and is regarded as a quiet and convenient place to live.



Entrance

Stairs leading to first floor

Living room
19'8 x 12'6

Balcony

Kitchen
13'4 x 7'9

Shower room
7'9 x 5'4

Cloakroom

Bedroom
13'2 x 13'0

Bedroom
13' x 10'2

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	71
(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

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GROUND FLOOR
APPROX. FLOOR
AREA 6.5 SQ.M.
(70 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 78.0 SQ.M.
(839 SQ.FT.)

TOTAL APPROX. FLOOR AREA 84.5 SQ.M. (910 SQ.FT.)

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