



30, Crown Gardens, BN1 3LD

**Spencer
& Leigh**

30, Crown Gardens,
, BN1 3LD

£2,250 Per Calendar Month -

- Period home in the heart of Brighton
- Arranged over three floors
- Four good sized bedrooms
- Family bathroom & en-suite shower room
- Modern contemporary theme
- Fitted kitchen with appliances
- Ground floor cloakroom
- Spacious lounge/dining room
- Tucked away in a quiet location
- Freshly decorated to a neutral colour scheme

Our landlord does NOT have an HMO licence and is therefore NOT able to accommodate sharers.

Location doesn't get much better than this, nestling in a quiet twitten in the sought after Clifton conservation area, this delightful four bedroom three storey home dating back to the 1820's is only a stones throw from Brighton mainline railway station and the seafront. Available to let from mid August, the well presented accommodation and been freshly re-decorated and features a spacious lounge dining room which has a pleasant east to west aspect. There is an impressive fitted kitchen with appliances and a useful ground floor cloakroom. Three of the bedrooms along with the family bathroom are situated on the first floor. The master suite with its very own en-suite shower room occupies the entire top floor. Externally, the property has retained much of its original character and this combines nicely with modern amenities which the property boasts, including gas fired central heating and a contemporary theme throughout. The property will be available on a long term tenancy if required. Brighton's bustling city centre with its many amenities, bars & cafes are easily accessible. This is a rare opportunity and internal viewing is highly recommended. COUNCIL TAX BAND: D

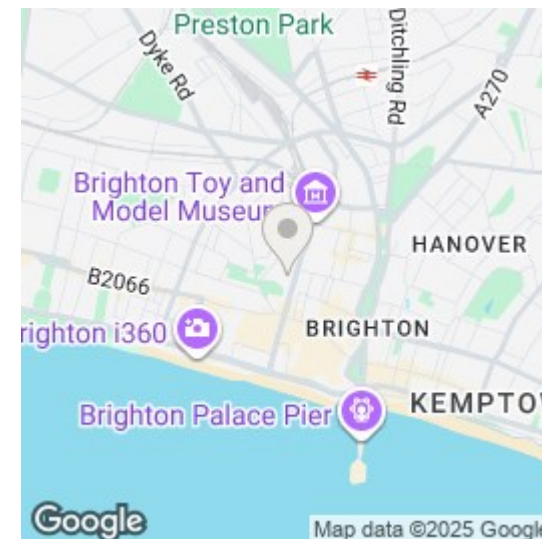


Entrance
 Living room
 20'9 x 14'7
 Kitchen
 8'11 x 8'6
 Cloakroom
 6'4 x 4'4
 Bedroom
 14'8 x 10'8
 Bedroom
 14'8 x 10'1
 Bedroom
 8'11 x 8'6
 Bathroom
 8'11 x 6'3
 Bedroom
 19'3 x 14'7
 En suite
 10'5 x 3'1

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

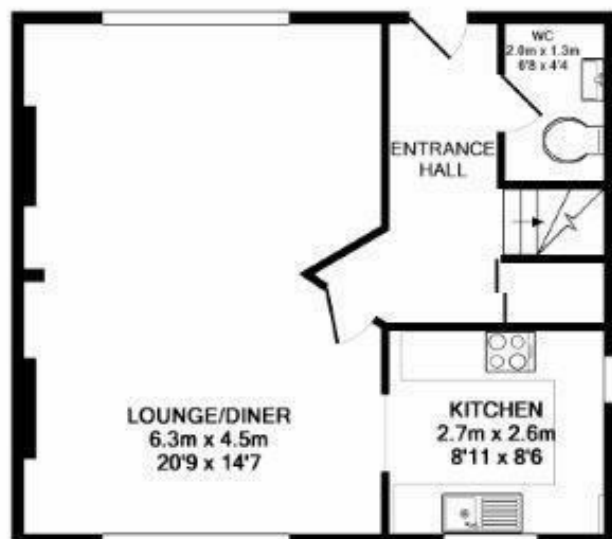


Council:- Brighton & Hove City Council
 Council Tax Band:- D

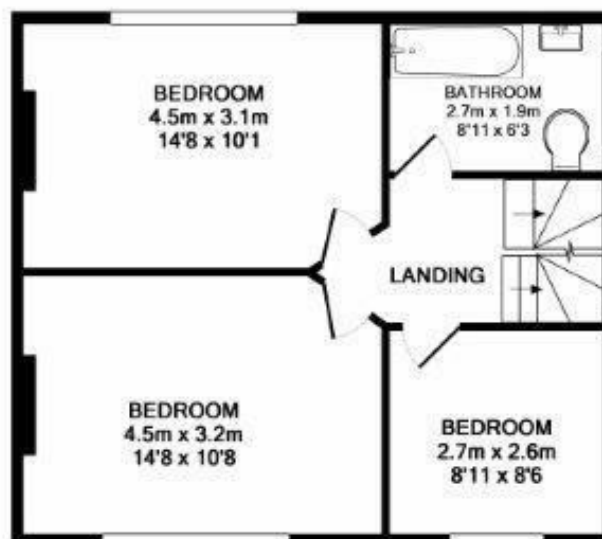
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

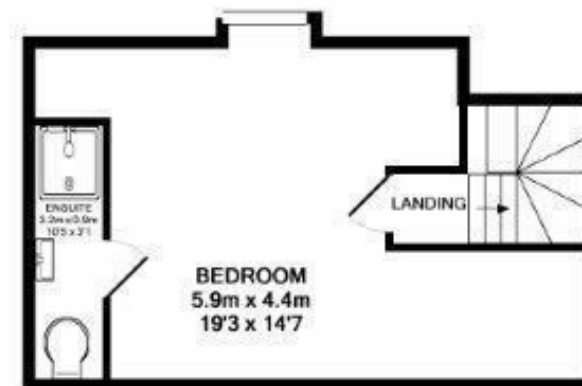
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GROUND FLOOR
APPROX. FLOOR
AREA 44.7 SQ.M.
(481 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 44.8 SQ.M.
(482 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 27.5 SQ.M.
(296 SQ.FT.)

TOTAL APPROX. FLOOR AREA 117.0 SQ.M. (1260 SQ.FT.)
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