



27, Inwood Crescent, Brighton, BN1 5AP

Spencer
& Leigh

27, Inwood Crescent,
Brighton, BN1 5AP

£1,195 Per Month -

- Spacious ground floor flat
- One double bedroom
- Lounge with feature fireplace
- Fitted kitchen with gas hob
- White bathroom suite with shower over bath
- West facing patio garden
- Freshly decorated with new carpets
- Offered unfurnished immediately
- Short walk from Preston Park Station
- Exclusive to Spencer & Leigh

Occupying the entire ground floor, this spacious one bedroom flat has its very own west facing rear patio and is available to let immediately. The accommodation is presented in good order, having been recently decorated and re-carpeted, with a neutral decorative theme throughout. Benefits include gas fired central heating. We like the cosy lounge which nestles nicely between the fitted kitchen and the good size double bedroom. The modern white bathroom suite is the icing on the cake. The location is particularly sought after as it is just a short walk away from Preston Park Station & local amenities. Available on an unfurnished basis, internal viewing is highly recommended. COUNCIL TAX BAND - A.



Being in a prime position just off Dyke Road, Preston Park Mainline Train Station is only a short walk away as is Preston Park itself and Dyke Road Park. OFSTED 'Outstanding' & 'Good' rated schools are close by being less than half a mile away and road networks into and out of the city are easily accessible as are buses located on Dyke Road.



Entrance

Living Room
15'10 x 13'7

Kitchen
7'6 x 5'3

Bedroom
13'1 x 11'5

Bathroom

Garden



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



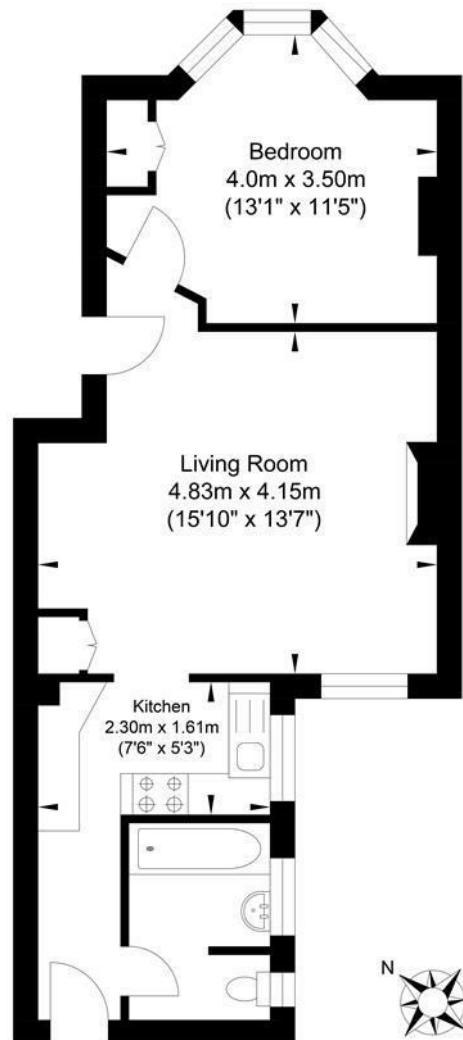
Council:- Brighton & Hove
Council Tax Band:- A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

**Spencer
& Leigh**

Inwood Crescent



Approximate Floor Area
440.24 sq ft
(40.90 sq m)

Approximate Gross Internal Area = 40.90 sq m / 440.24 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
Copyright GDImpact 2019