

**Spencer
& Leigh**



14a, St. Michaels Place, Brighton, BN1 3FT



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Brighton, BN1 3FT

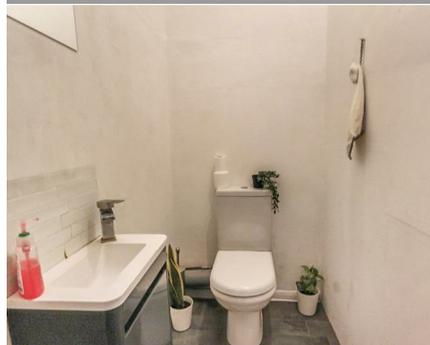
£1,350 Per Calendar Month -

- Lower ground floor apartment
- One bedroom with additional study room
- Private West facing patio garden
- Spacious bay fronted lounge
- Modern fitted kitchen
- White bathroom suite
- Additional separate WC
- Own street entrance
- Gas fired central heating
- Available January, unfurnished

Being located in the highly sought after Seven Dials area with a private patio garden are two of the many reasons why viewing of this well presented apartment is recommended. Available from the end of January 2022 on an unfurnished basis, the versatile accommodation features an integral entrance lobby which leads into the entrance hall, there is a spacious bay fronted lounge with plenty of space for a dining table if desired, the modern fitted kitchen has appliances which the landlord may leave behind upon request and a white bathroom suite. The master bedroom has access to the patio garden and unusually, there is a separate study which our landlord uses as an occasional second bedroom. The apartment has gas fired central heating and a neutrally presented interior. Local shops, cafe's and bars are within walking distance.



St Michaels Place is situated in a prime position with many attractions including Hove seafront, Church Road and George Street for a wide range of shops. There are what are considered to be good schools catering for all age groups as well as the popular St Anns Well Gardens. All travel networks are easily accessed with bus routes, Hove railway station and road links in and out of the city.



Entrance hallway

Cloakroom

Living room
14'10 x 11'4

Kitchen/dining room
8'5 x 14'2

Bedroom one
13'9 x 9'1

Bedroom two
15'5 x 4'11

Bathroom

Patio

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:-

Energy Efficiency Rating

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

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Lower Ground Floor Flat

Total Area: 74.0 m² ... 796 ft² (excluding garden)

All measurements are approximate and for display purposes only