



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

**Spencer
& Leigh**

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

£1,595 Per Month -

- Spacious two bedroom apartment
- Private balcony with panoramic views
- Located on the 8th floor
- Modern fitted kitchen with integrated appliances
- White bathroom suite
- Allocated undercover parking space
- Available from early June, unfurnished
- GCH, double glazed windows & resident caretaker
- Newly fitted carpets (installed prior to new tenancy)
- Covered bike storage & superfast broadband

DEPOSIT REPLACEMENT OPTION AVAILABLE - This well presented and spacious apartment occupies an enviable position on the eighth floor of this prestigious purpose built block, located opposite Preston Park. Having a private south facing balcony along with beautiful panoramic views are two of the many reasons why internal viewing is highly recommended. Upon entering the apartment, the entrance hall with its built in storage cupboards leads through to the 16' bay fronted lounge which has a pleasant dual aspect. There is a modern fitted kitchen with integrated appliances including an oven with separate electric hob, a fridge/freezer and a dishwasher. Both of the bedrooms are good size doubles and there is a white bathroom suite with a useful shower over the bath. In addition to gas fired central heating, double glazed windows and a security door entry system, the apartment boasts access to superfast fibre broadband and a council tax band of B, which is considered good value. The landlord intends to replace the existing carpets prior to a new tenancy beginning. Preston Grange itself has a resident caretaker and a covered bike storage facility. Conveniently, there is an undercover allocated parking space provided with this apartment. Available from early June, unfurnished. A mainline Railway Station can be easily accessed nearby along with local shops in Preston Village & Fiveways. COUNCIL TAX BAND :- B



Preston Grange is a highly desirable purpose built block conveniently situated for all modes of transport including buses, trains and easy access to all road networks in and out of the city. There are a range of what are considered to be good local schools and a variation of shops and eateries nearby.



Entrance hall

Living room
16'10 x 15'1

Kitchen
9' x 8'5

Bedroom one
13'11 x 11'1

Bedroom two
11'8 x 9'2

Bathroom
6'4 x 5'9

Balcony

Property Information

Council Tax Band B: £2,006.23 2026/2027

Utilities: Mains electric, gas, water and sewerage

Parking: Communal parking

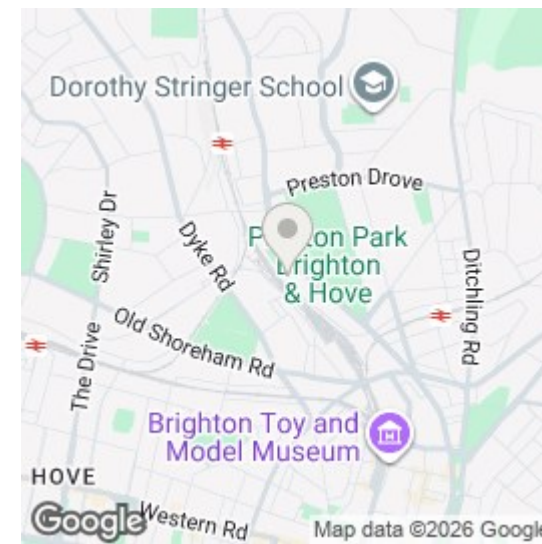
Broadband: Standard 15 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

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.

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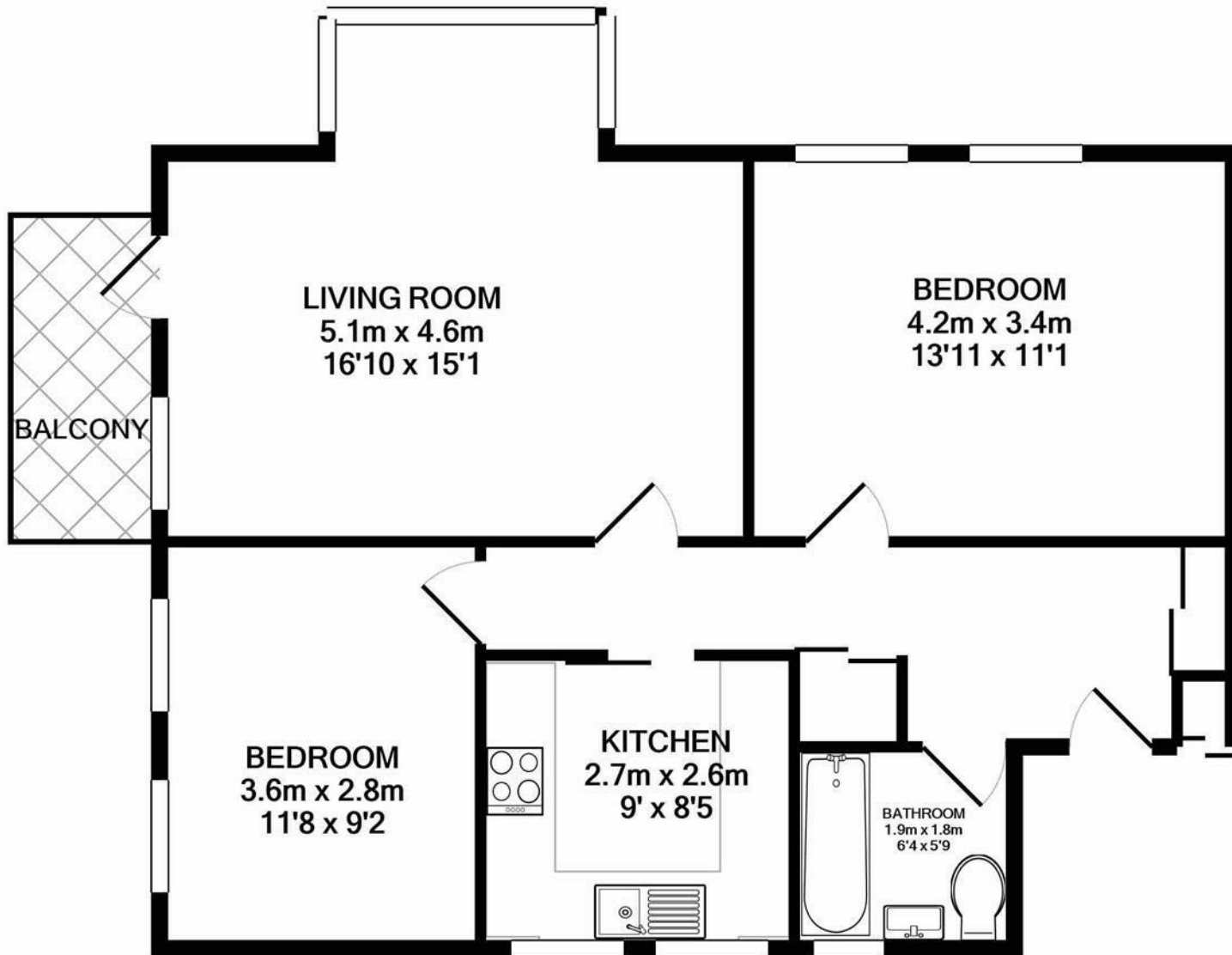


Council:- Brighton & Hove
Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 64.6 SQ.M. (695 SQ.FT.)
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