



11a, Bampffield Street, Brighton, BN41 1SE

**Spencer
& Leigh**

11a, Bampfield Street,
Brighton, BN41 1SE

£1,500 Per Calendar Month -

- Newly refurbished ground floor flat
- Two bedrooms
- South facing patio garden
- Spacious kitchen/breakfast room
- White bathroom suite
- Neutrally presented interior with new carpets
- Private street entrance
- Available immediately, unfurnished
- Gas fired central heating and double glazed windows
- Early viewing recommended

This versatile two bedroom flat was refurbished in 2025 and has its very own South facing patio garden. Unusually, the flat has a private street entrance and features a good size lounge, larger than usual kitchen/breakfast room, two bedrooms and a white bathroom suite. The flat benefits from double glazed windows, gas fired central heating and is offered to let on an unfurnished basis, with immediate possession. Being centrally located in the heart of Portslade, local shops, bus services and Portslade station are all within walking distance. Viewing is recommended. Council Tax - Band A.



Entrance Hall

Kitchen/Diner
15'7" x 11'5"

Lounge
13'4" x 12'5"

Bedroom 1
14'10" x 7'10"

Bedroom 2
10'11" x 10'9"

Bathroom

Property Information

Council Tax Band A: £1,637.19 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Free on-street parking

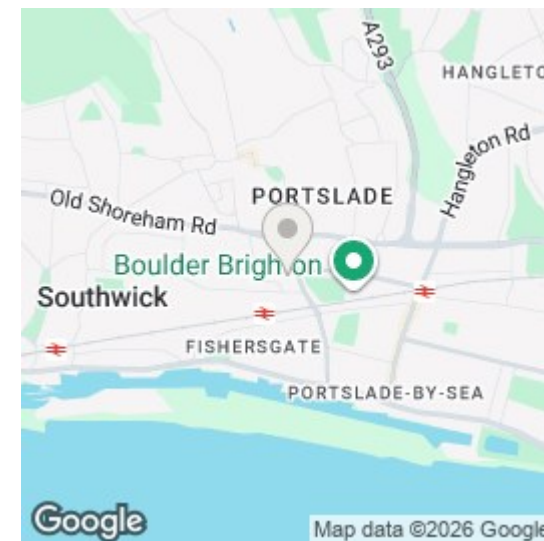
Broadband: Standard 15 Mbps, Superfast 80 Mbps, Ultrafast
1800 Mbps

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.

t: 01273 565566

w: www.spencerandleigh.co.uk

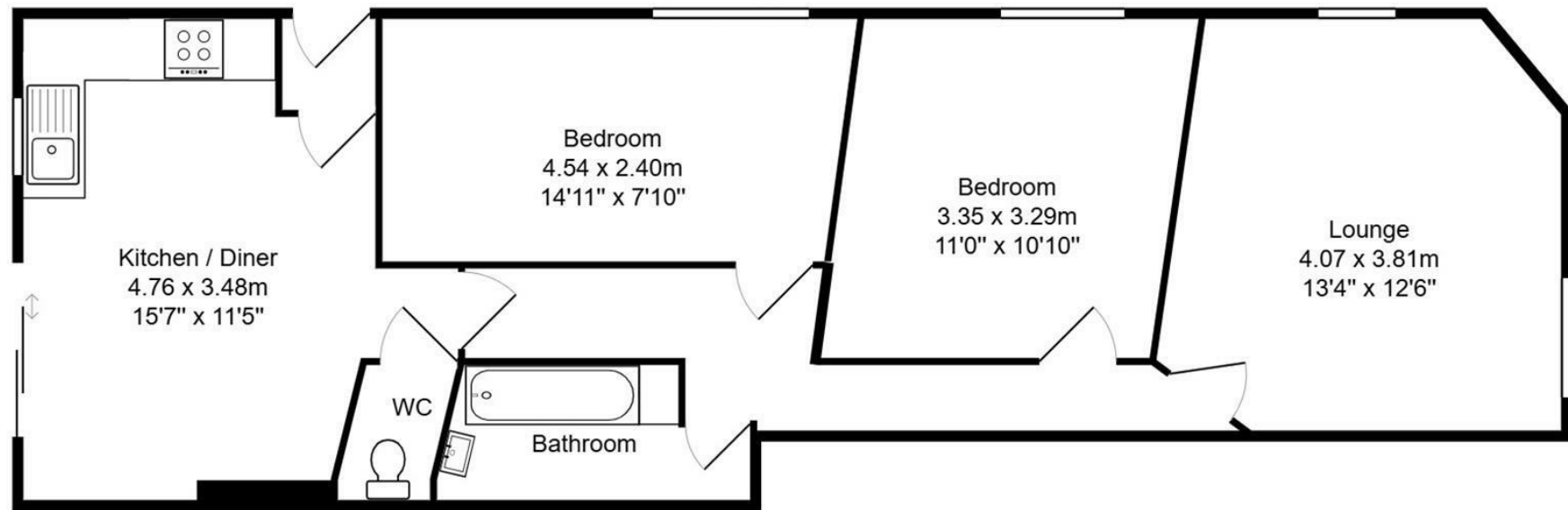


Council:- BHCC
Council Tax Band:- A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(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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Total Area: 66.0 m² ... 711 ft²

All measurements are approximate and for display purposes only.