

# Spencer & Leigh



41a, London Road, Brighton, BN1 4JB

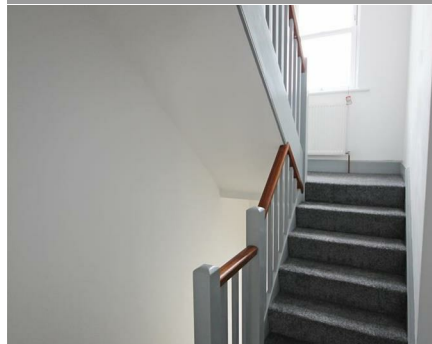


41a, London Road,  
Brighton, BN1 4JB

£2,400 PCM -

- Spacious three storey maisonette
- Three double bedrooms
- Modern kitchen with integrated appliances
- Bathroom and shower room
- Good size private roof terrace
- Own street entrance
- Contemporary decorative theme
- Gas fired central heating in situ
- Available immediately, unfurnished
- Popular, central location

ZERO DEPOSIT OPTION AVAILABLE - Situated in the up and coming bustling hub of Preston Circus, this three storey maisonette boasts spacious accommodation and is offered to let with its own private roof terrace. Available immediately, the unfurnished accommodation may be let on a long term basis and would ideally suit professional sharers or students. Upon entering via the private street entrance, you are greeted by a spacious hallway leading into a good sized lounge and a fitted kitchen with integrated appliances. There are three good sized bedrooms arranged over the upper floors along with a bathroom and second shower room. We like the contrast of the contemporary decorative theme throughout the property along with the added benefit of gas fired central heating. Both Brighton and London Road railway stations are within walking distance along with popular bars, cafes and a variety of shops. Make the most of this rare opportunity. COUNCIL TAX BAND: B



Entrance hall

Living room  
15'2 x 12'8

Kitchen  
11'3 x 9

Landing

Master bedroom  
15'2 x 13'1

Family bathroom  
6'3 x 6'

Shower room  
11'7 x 6

Landing

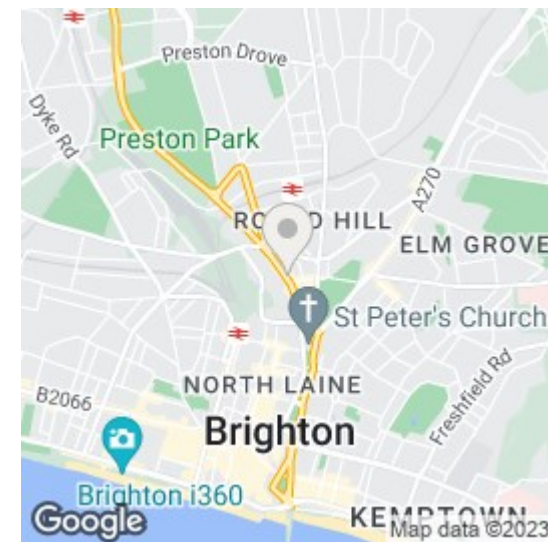
Bedroom two  
15'2 x 13'1

Bedroom three  
11'6 x 9'

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](http://www.spencerandleigh.co.uk)

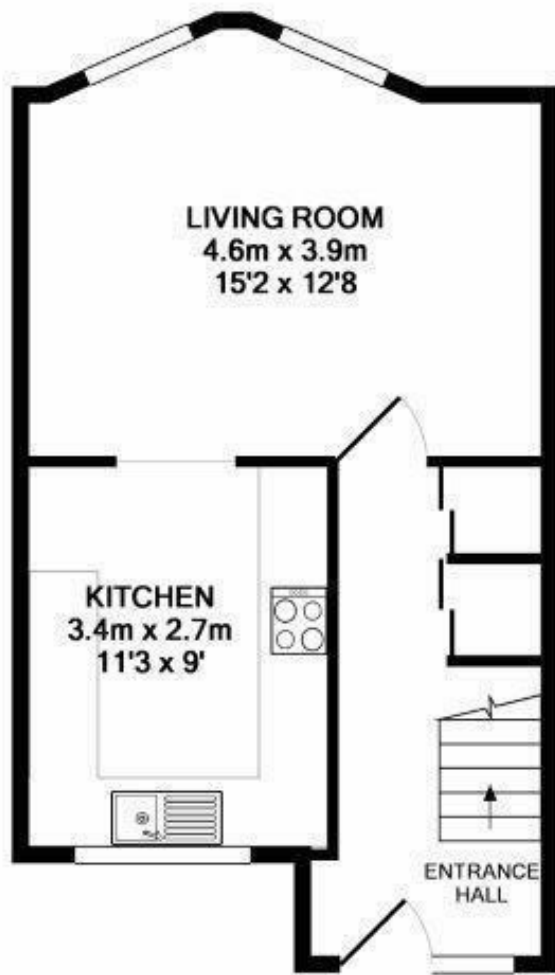


Council:- Brighton & Hove  
Council Tax Band:- B

#### Energy Efficiency Rating

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

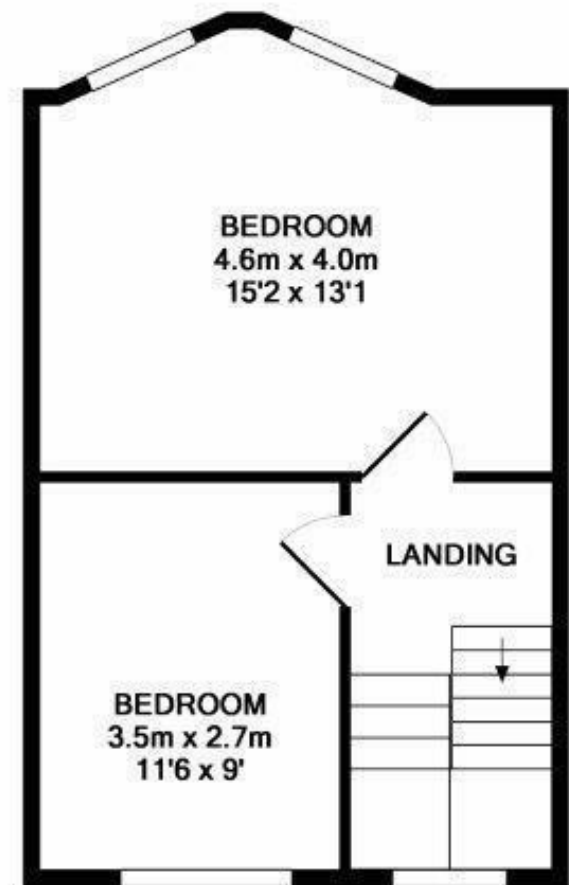
**Spencer  
& Leigh**



GROUND FLOOR  
APPROX. FLOOR  
AREA 34.0 SQ.M.  
(366 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 32.8 SQ.M.  
(354 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 32.8 SQ.M.  
(354 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 99.7 SQ.M. (1073 SQ.FT.)**  
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