



107 Downs Valley Road, Brighton, BN2 6RG  
£725 Per Calendar Month

**bacon** and company  
Estate and letting agents





High quality double room is now available, for £725 a month - conveniently located in Woodingdean, Brighton.

Situated on a quiet road with free on & off road parking, a short walk to local shops, easy access to the A27/A23 and regular buses to central Brighton, Sussex University, Brighton Marina.

Friendly house shared with 5 other professionals, the house has light, spacious communal rooms, a modern kitchen and utility room, 2 good quality shower/bathrooms and a maintained garden with sea & downland views + a driveway with garage.


- Available end of September
- ALL bills included
- Off and on street parking
- Double furnished room









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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

