



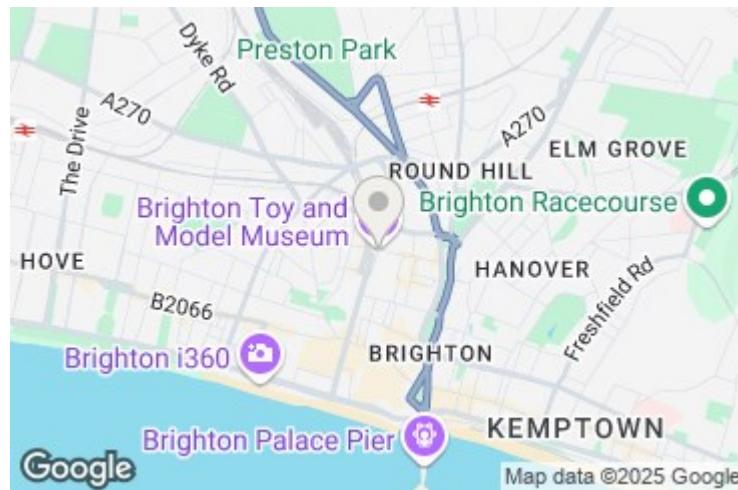
**Stroudley Road  
Brighton, East Sussex BN1 4ZB**

**£1,550**

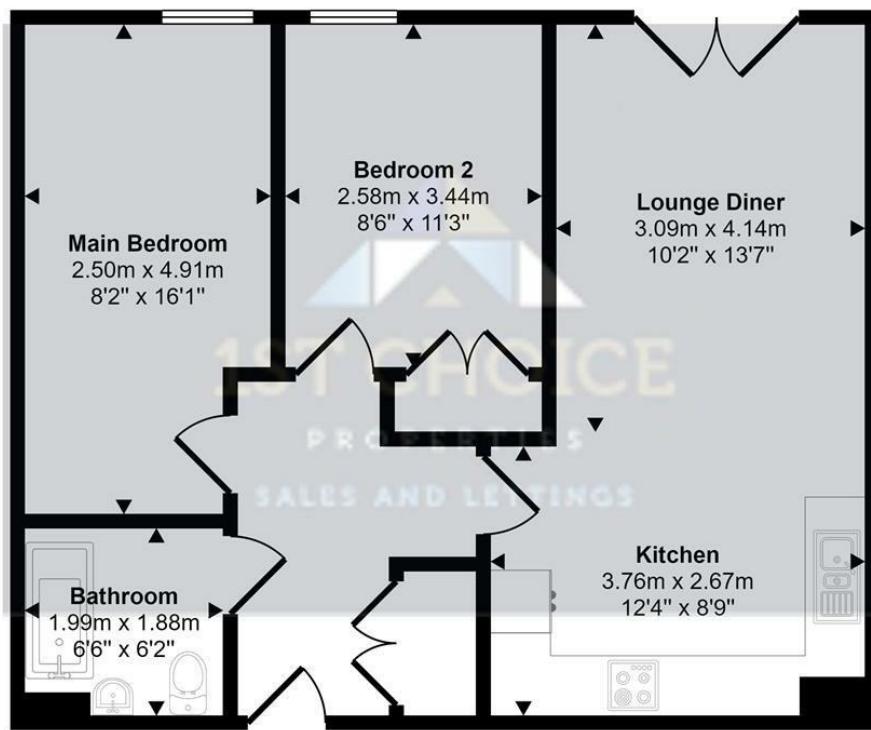
1st Choice Properties are pleased to offer this unfurnished two-bedroom first floor modern apartment which is situated with a secure building close to Brighton main line station.

This Two-bedroom flat is situated on Stroudley road, which is with easy walking distance from Brighton station providing train, bus and taxi points.

The apartment comprises of two double bedrooms, one of which includes built in storage. The modern bathroom includes a three-piece bathroom, which is tiled throughout. The kitchen is also modern and includes washing machine, dish washer, Fridge / freezer and hob with oven. The kitchen is open plan to spacious lounge that leads to a Juliet balcony. The apartment will be available Now We strongly advise an early inspection to avoid disappointment.



Approx Gross Internal Area  
59 sq m / 633 sq ft



## Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

[www.1stchoice-properties.co.uk](http://www.1stchoice-properties.co.uk)

Lovat Bank, 37 Silver Street, Newport Pagnell, Buckinghamshire, MK16 0EJ | T. 01908 991277 | E. [info@1stchoice-properties.co.uk](mailto:info@1stchoice-properties.co.uk)

Registered in England No. 9306317 | Registered Office 1st Choice Properties St Albans Ltd. Lovat Bank, 37 Silver Street, Newport Pagnell, Buckinghamshire, MK16 0EJ