

**38 Reigate Road**  
**Brighton**

**LEX**TONS /  
SALES  
LETTINGS  
AUCTIONS  
COMMERCIAL



## About the property

This well-presented two-bedroom ground floor flat offers comfortable living in a modern and stylish setting. Both bedrooms are good-sized doubles, providing plenty of space for a couple, small family, or sharers. The property benefits from a separate lounge and kitchen, allowing for flexible living and dining arrangements.

The shower room has been finished to a high standard and includes a modern walk-in shower. Outside, there's access to a shared patio garden – perfect for enjoying some fresh air or a quiet morning coffee.

Tastefully decorated throughout with a clean, contemporary feel, this flat is ideally located for local amenities and transport links, making it a great choice for anyone looking for a well-kept, conveniently situated home.

Viewings are highly advised.

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**£1,750 Per month**



**2**

BEDROOM

**1**

RECEPTION

**1**

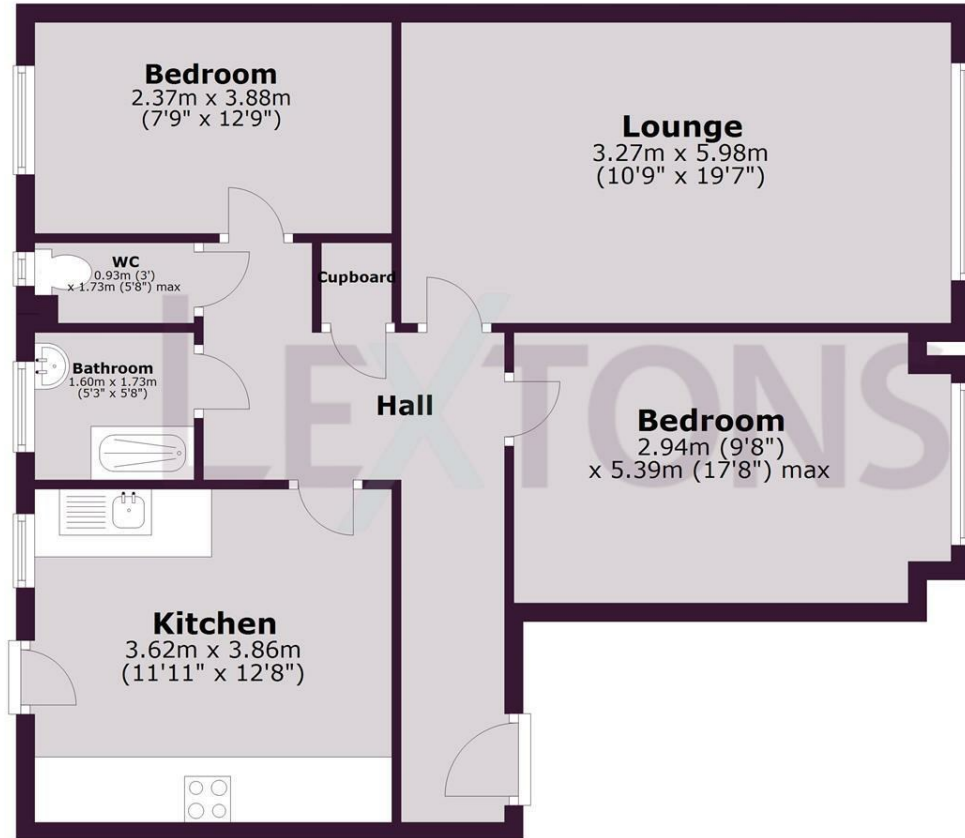
BATHROOM





## Ground Floor

Approx. 76.1 sq. metres (818.8 sq. feet)



Total area: approx. 76.1 sq. metres (818.8 sq. feet)

SCAN HERE TO VIEW ALL AVAILABLE PROPERTIES



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 71                      | 75        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |