

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

**LEXTONS** / 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	75
(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	