



2a, Inwood Crescent, Brighton, BN1 5AQ

**Spencer
& Leigh**

2a, Inwood Crescent,
Brighton, BN1 5AQ

£750 PCM -

- First floor studio flat
- Kitchen with space for dining table
- Beautiful views over Brighton
- Bright studio room with fitted storage
- Neutral décor throughout
- Own private entrance
- Available end of May, unfurnished
- Convenient location
- Internal viewing recommended
- Exclusive to Spencer & Leigh

This neutrally presented studio flat is located on the first floor and boasts its very own private street entrance and glorious distant views towards Preston Park. There is a good size main studio room, a kitchen/breakfast room with plenty of storage space and a split level shower room. The studio also benefits from a boarded loft space with loft ladder, ideal for compact living. The flat is partially double glazed and has gas fired central heating. Available on an unfurnished basis from the end of May, early viewing is highly recommended.



Being in a prime position just off Dyke Road, Preston Park Mainline Train Station is only a 10 minute walk away as is Preston Park itself and Dyke Road Park. OFSTED 'Outstanding' & 'Good' rated schools are close by being less than half a mile away and road networks into and out of the city are easily accessible as are buses located on Dyke Road.

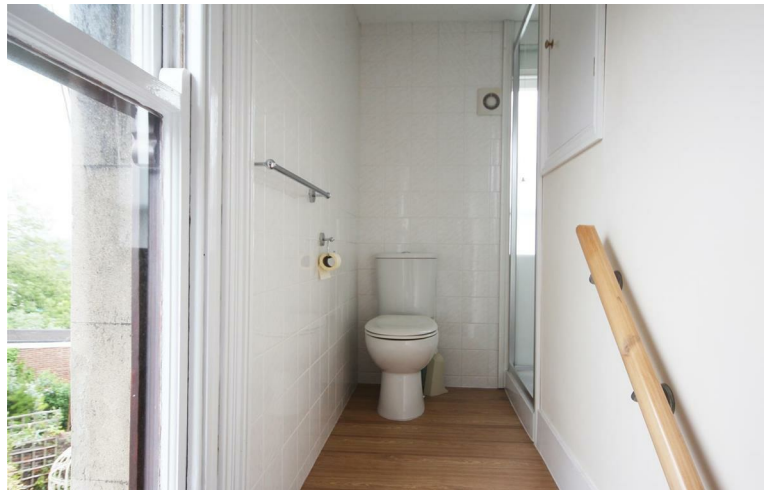


Entrance hallway

Studio room
14'11 x 14'

Kitchen/breakfast room
11'1 x 10'6

Shower room



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

Start out at Spencer & Leigh 108 Old London Road

Turn left onto the A23

At roundabout take the 2nd exit onto the A23
(signposted Town centre)

Turn right onto South Road

Continue forward under railway bridge

Continue forward onto The Drive

Turn left onto Miller's Road

Turn right onto Compton Road

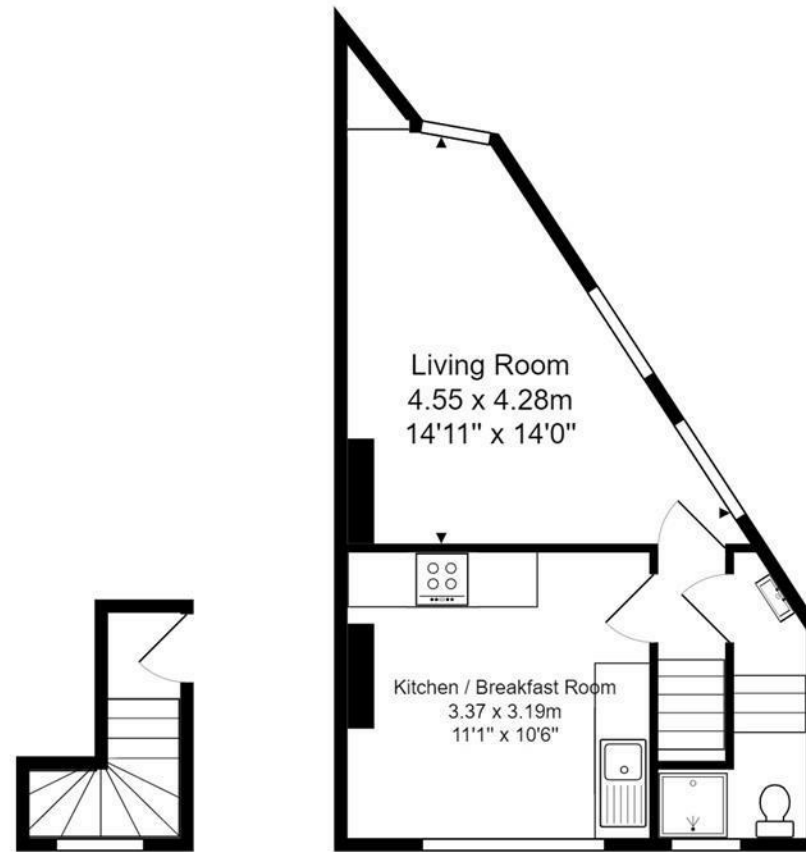
Turn right onto Inwood Crescent

Council:-

Council Tax Band:-

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor

First Floor

Total Area: 33.4 m² ... 360 ft²

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