



2, Rotherfield Crescent, Brighton, BN1 8FQ

**Spencer
& Leigh**

2, Rotherfield Crescent,
Brighton, BN1 8FQ

£1,450 Per Month -

- Three bedroom mid terraced house
- Two doubles, one single bedroom
- Spacious lounge/diner
- Modern bathroom with shower over bath
- Neutral decor throughout
- Close to nearby shops & schools
- Easy access to A27 bypass
- Available immediately, unfurnished
- Call now to arrange your viewing
- Exclusive to Spencer & Leigh

ZERO DEPOSIT OPTION AVAILABLE - Situated in the sought after area of Hollingbury close to amenities and travel networks is this mid terraced home with two good size double bedrooms and one single bedroom. On the ground floor there is a modern style kitchen equipped with fitted units which leads on through to a spacious lounge/dining room having access to the rear garden ideal for families. On the first floor there are two double bedrooms, one single bedroom and a family bathroom with shower over bath. This property has contemporary neutral decor throughout and is offered on an unfurnished basis. Available immediately, call now to arrange your viewing.



Entrance hall

Lounge
14'6 x 11'2

Kitchen
11'3 x 7'6

Dining room
11'3 x 9'8

Landing

Bedroom one
14'2 x 10'9

Bedroom two
11'7 x 10'9

Bedroom three
9'10 x 8'

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

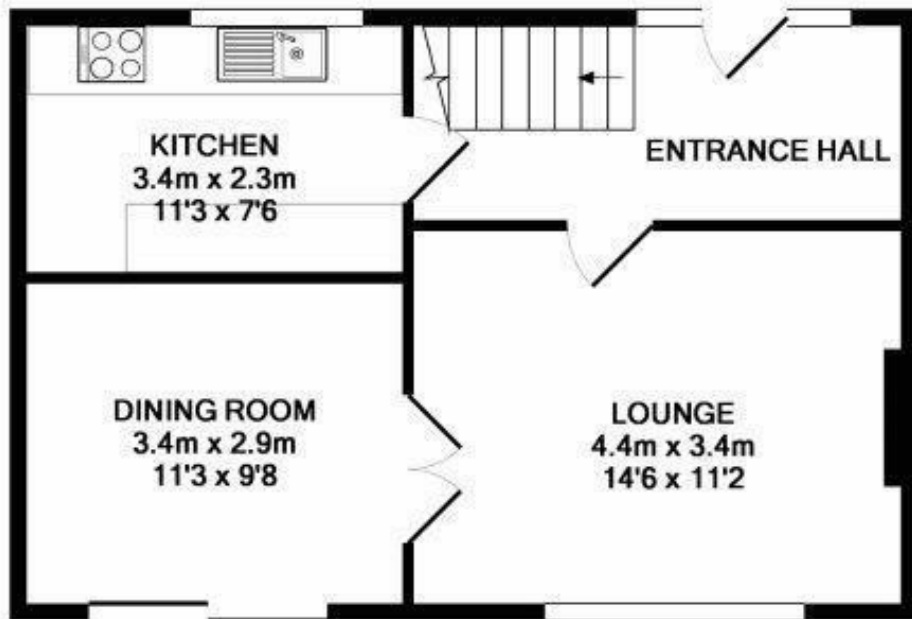
w: www.spencerandleigh.co.uk



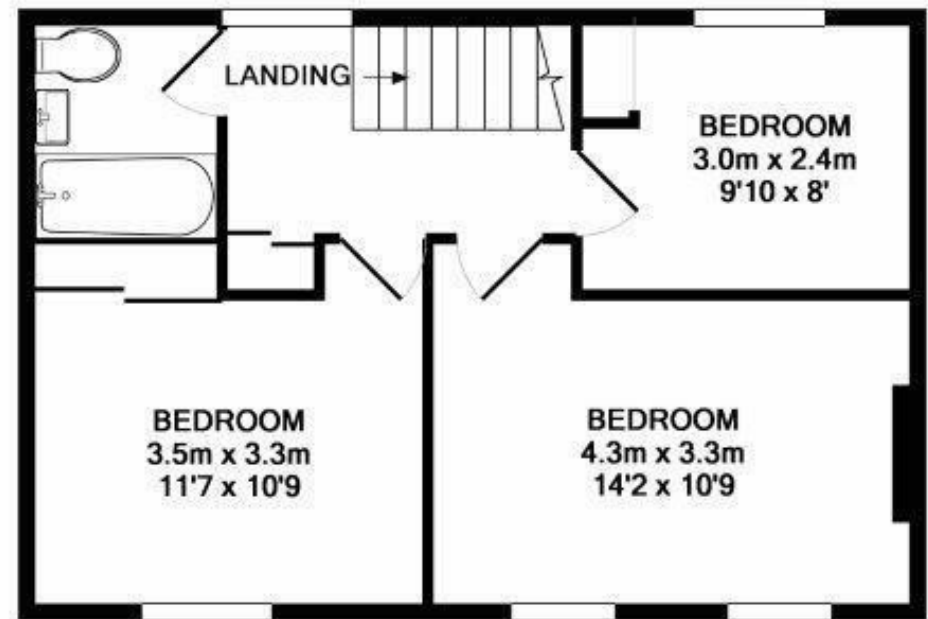
Council:-
Council Tax Band:-

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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& Leigh**



GROUND FLOOR
APPROX. FLOOR
AREA 40.7 SQ.M.
(438 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 40.7 SQ.M.
(438 SQ.FT.)

TOTAL APPROX. FLOOR AREA 81.4 SQ.M. (876 SQ.FT.)

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