



30, Surrenden Holt, , Brighton BN1 6PT

Spencer  
& Leigh

30, Surrenden Holt,  
, Brighton BN1 6PT

£1,095 Per Month -

- Two bedroom top floor apartment
- Double bedrooms
- Kitchen with various appliances
- Neutral decor throughout
- Modern shower room
- Private street entrance
- Garage & private balcony
- Available mid Jan, unfurnished
- Close to local amenities
- Exclusive to Spencer & Leigh

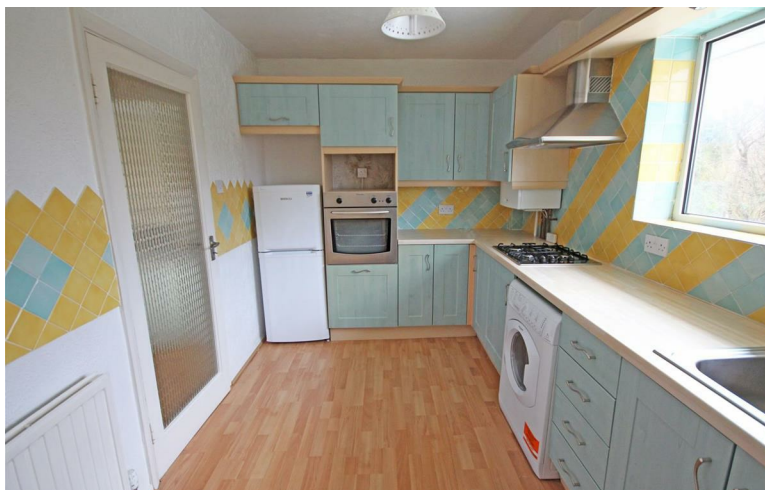
Available immediately we are offering this two bedroom flat situated in a popular residential area. Particular feature is that it has its own private street entrance. The property is decorated in a neutral colour scheme throughout and benefits from gas fired central heating and its own private balcony. The kitchen comes equipped with various appliances and the flat also benefits from a modern style shower room. Situated in a prime location close to local amenities to includes schools, shops & good commuter links. Viewing is highly recommended. Exclusive to Spencer & Leigh.



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](http://www.spencerandleigh.co.uk)



Start:  
Spencer & Leigh  
108 Old London Road  
Brighton  
BN1 8YA

Head north-west on Old London Road  
towards Old Patcham Mews

Sharp left onto Patcham By-Pass/A23

Continue to follow A23  
Go through 1 roundabout

Turn left onto Varndean Road

Turn right onto Surrenden Road

Turn left onto Surrenden Holt

Arrive: Surrenden Holt, Brighton BN1  
6PT

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(57-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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2018

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