



10A, Coombe Terrace, Brighton, BN2 4AD

Spencer
& Leigh

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Brighton, BN2 4AD

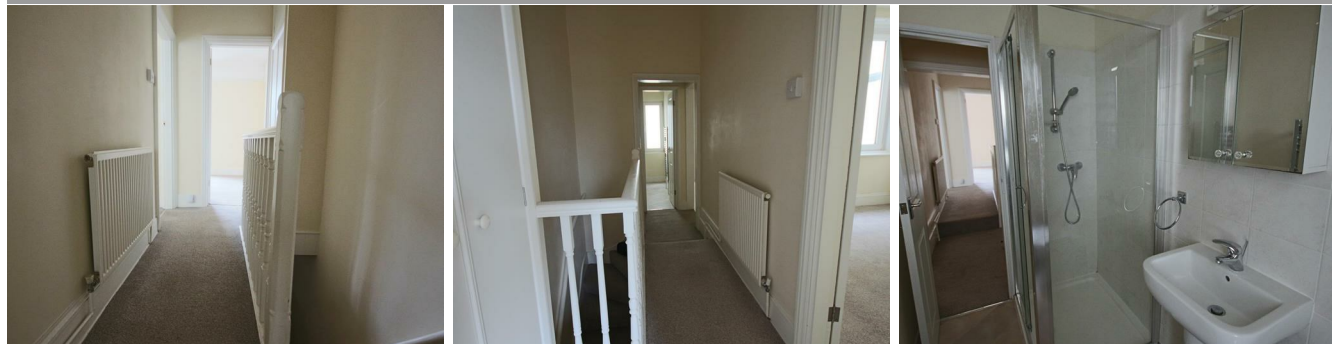
£895 PCM -

- Spacious one bedroom flat
- Situated on the first floor
- Good size lounge with bay window
- Modern fitted kitchen
- Shower room with double cubicle
- Neutrally decorated throughout
- Double glazing & gas fired central heating
- Available March, unfurnished
- Popular, bustling location
- Viewing recommended

Centrally located in the bustling Lewes Road district, this superb one bedroom flat is located on the first floor of this converted building. There is a spacious bay fronted lounge, a modern fitted kitchen with an integrated oven, a good size double bedroom and a modern bathroom suite. Available to let from March 2021, on an unfurnished basis the flat benefits from gas fired central heating and double glazed windows. The decorative theme throughout the flat is a neutral, bright and airy feel generating a pleasant environment to live. Local shops, cafes and a regular bus service to the City Centre are easily accessible nearby. Early viewing is recommended.



Coombe Terrace ideally situated for easy access to Brighton mainline railway station and road networks in and out of the City. There is a selection of shops, parks and cafes nearby.



Hallway

Living Room
14'2 x 11'3

Bedroom
10'4 x 8'11

Kitchen
11'6 x 4'3

Shower room
8'5 x 4'9

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



Starting out at 108 Old London Road

Head south-east on Old London Road towards Ladies' Mile Road

Turn left onto Ladies' Mile Road

Turn right onto Winfield Avenue

Continue onto Patchdean

Turn left onto Carden Avenue

Turn right onto Braybon Avenue

Turn left onto Surrenden Road

Turn right onto Ditchling Road

Turn left onto Hollingbury Road

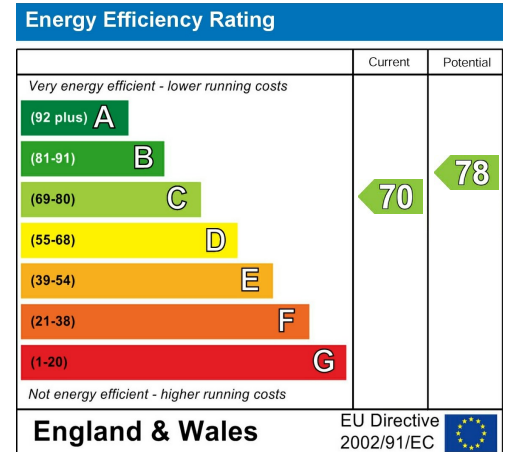
Turn left onto Upper Hollingdean Road

Upper Hollingdean Road turns left and becomes Hollingdean Road

Turn left onto Lewes Road/A270

Council:-

Council Tax Band:-



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TOTAL APPROX. FLOOR AREA 36.9 SQ.M. (397 SQ.FT.)
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