



Withdean Rise, Brighton, BN1 6YG

£1,500 Per month



- Available Now
- Two double Bedrooms
- Recently modernised
- Built in Storage

- Unfurnished
- Close to Preston Park
- Couples or Families Only
- GFCH

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Summary

Welcome to this recently modernised, two-bedroom flat located on Withdean Rise in the heart of Brighton. This charming second-floor residence offers a peaceful living environment, tucked away in a quiet residential area while still providing easy access to the city's amenities.

Inside, you'll find a spacious, unfurnished layout perfect for putting your personal touch on the space. The flat features two double bedrooms, contemporary Shaker Style Kitchen and a fully tiled modern Bathroom.

Ideal for commuters, the property is conveniently located with direct routes to the A23, making it a breeze to get to work or explore the surrounding areas. Plus, you're just a short distance from Preston Park, offering green spaces and leisure activities.

This flat is perfect for those seeking a blend of tranquility and convenience. Don't miss out on the opportunity to make this delightful property your new home. Contact us today to arrange a viewing!

Kitchen

(7'2x13'5) ((2.13m'0.61mx3.96m'1.52m))

Good size, cream shaker style kitchen with grey work tops. Grey tile affect flooring. Double oven. Washing machine. Under unit lights.

Lounge

(11'9x17'7) ((3.35m'2.74mx5.18m'2.13m))

Decent size lounge with large windows overlooking the estate gardens. Feature fireplace. New grey carpets.

Bedroom one

(11'9x14) ((3.35m'2.74mx4.27m))

Large double bedroom.

Bedroom Two

(9'4x11'4) ((2.74m'1.22mx3.35m'1.22m))

Double bedroom with storage cupboard.

Bathroom

Modern fully tiled light grey bathroom suite. Bath with electric shower. Wash hand basin with small circle mirror. Towel rail. WC.

Useful Information

Council Tax Band - B

EPC - C

Energy Efficiency Rating

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

