

Flat 7
Beaconsville Court
81 Beaconsfield Villas
Brighton
BN1 6HF

TO
LET



**A VERY WELL PRESENTED GROUND FLOOR FLAT IN
PURPOSE BUILT DEVELOPMENT WITH GARAGE AND
WEST BALCONY IN FAVOURED PRESTON PARK
AREA.**

£1,200 PCM

Graves Son & Pilcher LLP
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A very well presented ground floor flat in popular location adjoining shops on Preston Drive.

- Two bedrooms
- Shower room
- Kitchen with appliances
- Garage

ENTRANCE HALL:

Meter Cupboard, cloaks cupboard with storage cupboard above, linen cupboard with lagged copper cylinder tank, fitted immersion heater with control programmer, telephone point, Dimplex night storage heater.

BEDROOM 1:



12'9 x 12'3 (3.88m x 3.73m) Range of freestanding wardrobe cupboards with hanging and shelved storage space, uPVC double-glazed window.

BEDROOM 2:



8'9 x 6'6 (2.66m x 1.98m) uPVC double-glazed window.

BATHROOM:



Walk in shower with Triton mixer valve and sliding screen, wash hand basin, low-level WC, towel rail, uPVC double-glazed window, Ventaxia, fully tiled walls, Dimplex heater.

SITTING ROOM:

15'6" x 12' (4.72m x 3.65m) Two wall light points, Dimplex wall mounted storage heater, uPVC double-glazed doors giving access to west facing balcony with paved floor.

KITCHEN:

9' x 8'6" (2.74m x 2.59m) Range of wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel sink unit with mixer tap, Hotpoint washing machine and Hotpoint tumble dryer, Zanussi fridge and freezer, Zanussi dishwasher, Zanussi electric cooker and grill, uPVC double-glazed window.

Tenant application/referencing fees, please follow link:
<http://www.gsp.uk.com/residentiallettingfees.html>

All measurements are taken to the nearest 3 inches (7.6cm)

**VIEWING THROUGH LANDLORDS AGENTS
 GRAVES SON & PILCHER LLP 01273 321123**

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