

Flat 3  
65 Lewes Road  
Brighton  
BN2 3HZ

TO  
LET



## ONE BEDROOM FIRST & SECOND FLOOR MAISONNETTE ABOVE COMMERCIAL PREMISES IN SOUGHT AFTER LEWES ROAD

**£825.00 PCM**

East Sussex  
BN1 1HU

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A First and second floor maisonette located above commercial premises in the sought after Lewes Road area of Brighton, readily accessible to local shops cafes, pubs, both Brighton and Sussex Universities.

The property comprises a good size double bedroom, bathroom, sitting room and kitchen, has electric heating and uPVC double-glazed windows, arranged more particularly as follows:

## SECOND FLOOR

Access to bedroom.

### BEDROOM:



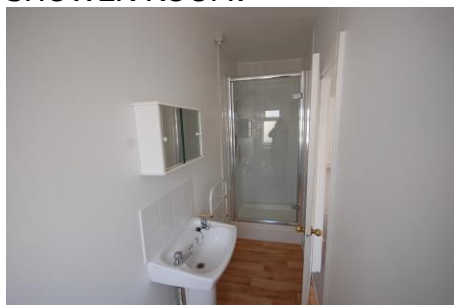
16'6 x 15'3 maximum, (5.02m x 4.64m) Skelings, Velux roof window, Rointe electric heater, cupboard housing pre-insulated cylinder tank with fitted immersion heater.

## FIRST FLOOR

### LANDING:

UPVC double-glazed window, door entryphone, water meter, Rointe wall heater, under stairs storage cupboard.

### SHOWER ROOM:



Shower cubicle with tiling to walls and Triton electric shower, heated towel rail, pedestal wash basin, low-level WC, uPVC double-glazed window.

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**SITTING ROOM:**

Overlooking the Lewes Road 15'6 into chimney recess x 11'9 (4.72m x 3.58) Fireplace surround, Rointe wall mounted electric radiator, TV aerial point, coved ceiling, opening onto:

**KITCHEN/BREAKFAST ROOM:**

12'6 x 6'3 (4.64m x 2.81m) Range of wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel sink unit with mixer tap, inset Debut By New World four ring electric hob with oven under and extractor hood above, space and plumbing for washing machine, space for fridge/freezer.

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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