

Top Floor Flat
13 The Cliff
Roedean
Brighton
BN2 5RF

TO
LET



**TWO BEDROOM SECOND (TOP) FLOOR FLAT
WITH EXTENSIVE VIEWS OF SURROUNDING
AREA**

£950 PCM

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Residential Sales & Lettings

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- ❖ 2 Bedrooms
- ❖ Fully tiled bathroom
- ❖ Double-glazing and gas central heating
- ❖ Available mid-August

ENTRANCE AT FIRST FLOOR Internal staircase leading to:
LEVEL:

LANDING:

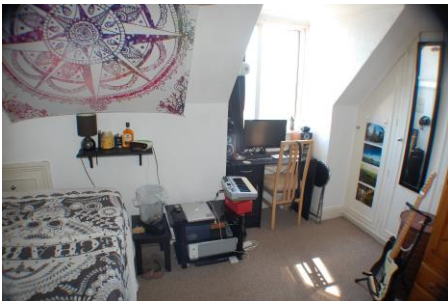
Roof sky light, central heating thermostat, cupboard housing gas fired central boiler.

BEDROOM 2:



10'9 x 7'3 (3.27m x 2.21m) uPVC double-glazed windows and oblique sea view, radiator, recessed wardrobe cupboard, access to eaves storage space, telephone point.

BEDROOM 1:

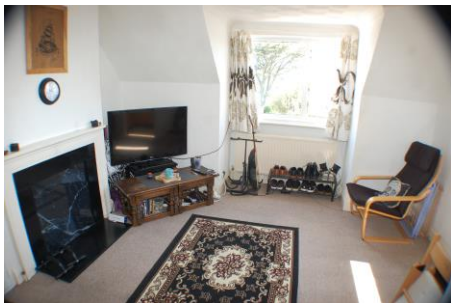


12' 3 x 7'6 (3.65m x 2.28m) Recessed shelved storage plus recessed hanging space, uPVC double-glazed window facing south giving views across Brighton Marina and out to the sea, access to eaves storage space, radiator.

BATHROOM:



Coloured suite comprising tile panelled bath with mixer tap and hand shower apparatus, pedestal washbasin, low-level WC, radiator, Velux roof window, strip light and shaver point, fully tiled walls, radiator.

SITTING ROOM:

14' into bay x 13' into chimney recess (4.26m x 3.96m) Fireplace surround, built in low-level storage cupboards, double panelled radiator, uPVC double-glazed window giving views over East Brighton Park and Golf Course towards the Race Hill.

KITCHEN:

8'6 x 5'6 (2.59m x 1.67m) Range of low-level kitchen units incorporating cupboards, drawers, work surfaces, inset stainless steel sink bowl with stainless steel drainer, mixer tap, one double wall cupboard, space for washing machine, gas cooker. fridge/freezer, Velux roof 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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