

74 Leahurst Court  
Leahurst Court Road  
Brighton  
BN1 6UN

TO  
LET



**GROUND FLOOR FLAT IN  
ESTABLISHED DEVELOPMENT OFF  
MAIN LONDON ROAD**

**£1,050 PCM**

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Residential Sales & Lettings

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- ❖ Newly redecorated
- ❖ Newly fitted carpets
- ❖ Gas fired central heating
- ❖ uPVC double-glazing
- ❖ 19' x 15' Lounge

#### ENTRANCE HALL:

Meter cupboard with storage cupboard over, radiator, uPVC double-glazed window.

#### SITTING ROOM:



19'3 x 15'6 narrowing to 11'3 (5.86m x 4.72m x 3.42m) Two radiators, TV aerial point, uPVC double-glazed windows, door to:

#### INNER HALLWAY:

Further storage cupboard, storage cupboard above.

#### BEDROOM 1:



12'9 x 10'9 (3.88m x 3.24m) uPVC double-glazed window, radiator.

#### BEDROOM 2:



10'6 x 8'6 (3.20m x 2.59m) Radiator, uPVC double-glazed window.

**BATHROOM:**

White suite comprising panelled bath, mixer tap, Aquatronic shower over, pedestal wash basin, radiator, tiling to walls, extractor fan.

**SEPARATE WC:**

Low-level suite.

**KITCHEN:**

9' x 8'6 (2.74m x 2.59m) Range of modern wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel sink unit, inset stainless steel electric hob with oven under extractor hood, space and plumbing for washing machine, wall mounted Compact Vokera gas fired central heating boiler, Hoover fridge freezer, return door to main hall.

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  
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