



5A, York Grove, , Brighton BN1 3TT

Spencer
& Leigh

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, Brighton BN1 3TT

£850 Per Month -

- Spacious one bedroom flat
- Private street entrance
- Spacious lounge
- Bathroom with shower over bath
- Gas fired central heating
- Rear patio garden
- Close to city centre
- Unfurnished, Available August 2020
- Viewing highly recommended
- Exclusive to Spencer & Leigh

An ideally located one bedroom lower ground floor flat available to let immediately in central Brighton. Conveniently, the flat comes with a private rear patio garden and its own private street entrance. The accommodation offers a spacious lounge, separate kitchen with oven, fridge and washing machine, double sized bedroom and bathroom with shower over bath. The property also benefits from gas central heating and is offered on an unfurnished basis. Situated close to local bars, cafes and convenient stores. Exclusive to Spencer & Leigh.



York Grove is located within popular location of Seven Dials being just a short walk from Brighton train station & town centre.



Entrance hall

Living room
15'9 x 12'7

Bedroom
12'5 x 12'

Kitchen
7'9 x 7'1

Bathroom
5'6 x 5'2



108 Old London Rd, Brighton, BN1 8YA

Head north-west on Old London Rd
towards Old Patcham Mews

Sharp left onto Patcham By-Pass/A23

Keep right to continue on Beaconsfield
Rd/A23

Slight right towards New England Rd/A270

Turn right onto New England Rd/A270

Turn right onto Old Shoreham Rd/A270

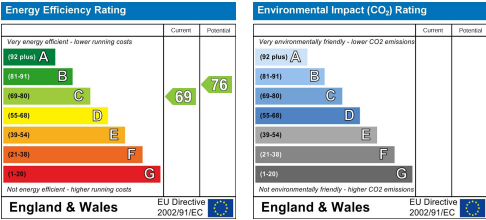
Turn left onto York Grove

Council:-
Council Tax Band:-

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



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TOTAL APPROX. FLOOR AREA 44.5 SQ.M. (479 SQ.FT.)
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