

17 Foundry Street, Brighton BN1 4AT

£1895 PCM



**TWO BEDROOM MID
TERRACED TOWN HOUSE**

EPC: D
Council Tax: Band B
£1732.83

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DESCRIPTION:

Spratt and Son are delighted to offer this newly decorated two bedroom town house in the heart of Brighton, just a few minutes walk from the mainline station, shops and restaurants.

The property is arranged on three floors with entrance into large reception room with stripped wooden floors and exposed brickwork, attractive shelves and capped fireplace.

Stairs to lower ground floor level into kitchen with fitted appliances including dual fuel range style cooker, slimline dishwasher and fridge, folding doors to private patio garden. Inner lobby with storage cupboards and plumbing for washing machine. Large bathroom with shower over bath.

The first floor comprises one large double bedroom with fitted wardrobes and one smaller double bedroom with wardrobes.

ACCOMMODATION:

The accommodation with approximate room measurements comprises:

Ground Floor

Reception Room 20'4 x 13'11

Stairs to

Lower ground floor:

Kitchen 12'2 x 12'

Doors to rear patio garden

Rear Lobby

Bathroom 9'3 x 7'5

First Floor

Bedroom 1 12'7 x 10'3

Bedroom 2 9'8 x 8'5

AVAILABILITY:

To be confirmed,

SERVICES:

The tenants will be responsible for paying all outgoing including gas, electricity, water, council tax, telephone, etc.

INSURANCE:

Tenants are responsible for insuring the contents of the property and should provide evidence that they are compliant with the terms of the tenancy prior to signing.

COUNCIL TAX:

Brighton & Hove City Council Band B
2023/24: £1732.83

EPC RATING: D

Certificate number: 3732-3125-9100-0371-6206

RENT

£1895 PCM

DEPOSIT:

£2368.75

