



52 STROUDLEY ROAD BRIGHTON, BN1 4ZB

£1,100 PER MONTH

Commuters Calling! Superb studio apartment moments from Brighton Mainline Station. The bright and spacious apartment comprises; large studio room including modern kitchen with appliances, shower room and a plethora of storage space. The building also benefits from a fantastic communal roof terrace with views over the whole of Brighton and beyond.

Brighton Belle is situated adjacent to Brighton Mainline Railway Station with direct links to London and Gatwick airport, the location also provides easy access to the A23 & A27. The diverse North Laine with its mix of independent retailers, coffee shops and culture, Churchill Square shopping centre and the historic lanes are nearby. The apartment is enviably located within easy reach of numerous restaurants, cafes, entertainment facilities and the beach/promenade.

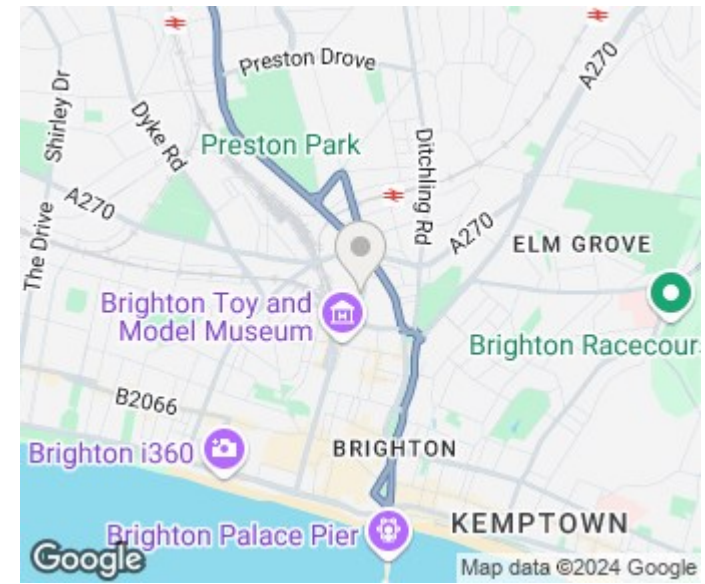
**Nicholas
James**

SALES LETTINGS AUCTIONS





Kitchen/Living/Dining Area	5.40m x 5.29m	17'9" x 17'0"
Total area	33.0 sqm	355 sqft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Lettings
 Ground Floor 8 The Drive
 Hove
 East Sussex
 BN3 3JA

01273 917915
 hello@nicholasjamesproperty.co.uk
 www.nicholasjamesproperty.co.uk

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