



## 72 NORWICH DRIVE BRIGHTON, BN2 4LE

£1,950 PER MONTH

Nestled in the charming area of Norwich Drive, Brighton, this delightful semi-detached house offers a perfect blend of comfort and modern living. Having been renovated throughout by its current owners, the property boasts bright and spacious accommodation over two levels. The property comprises; four bedrooms, modern bathroom, shower / utility room and impressively extended open plan kitchen / living room with sliding doors out to the south facing rear garden. The property further benefits from off street parking to the front and coming furnished / part furnished.

Located in the sought-after Bevendean area, this property provides easy access to the city centre via frequent bus routes and invites you to explore the picturesque South Downs on leisurely strolls.

No HMO licence.

**Nicholas  
James**

SALES LETTINGS AUCTIONS





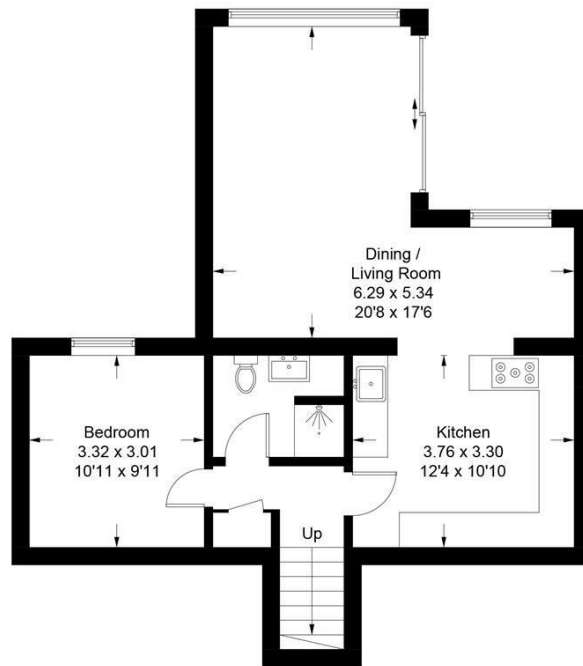




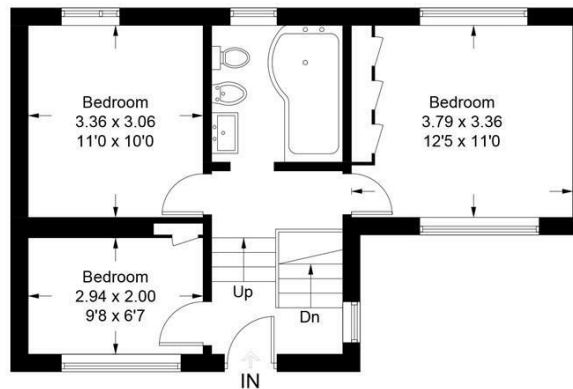


## 72 Norwich Drive

Approximate Gross Internal Area = 102.2 sq m / 1100 sq ft



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1241620)



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

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