

**£1,200 per month**

**Brighton Belle, Stroudley Road, Brighton, BN1**



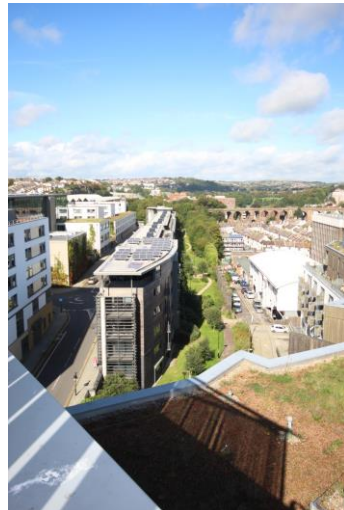
- Brighton Belle
- Studio Apartment
- Communal Roof Terrace
- 

Arington are delighted to offer for rent this well presented studio apartment located in the modern Brighton Belle situated close to Brighton railway station. The apartment consists of a 19' by 11' open plan fitted kitchen / living room / bedroom and bathroom with walk in shower cubicle. The kitchen comes with fitted appliances including a fridge, freezer, washing machine and oven with hob over. In addition is a well sized storage cupboard. In addition to the apartment is use of the communal roof terrace offering panoramic views across Brighton. The apartment is available unfurnished or part furnished. Council Tax Band: A. A viewing is highly recommended. Available from 2<sup>nd</sup> September 2017.

# Brighton Belle, Stroudley Road, Brighton, BN1

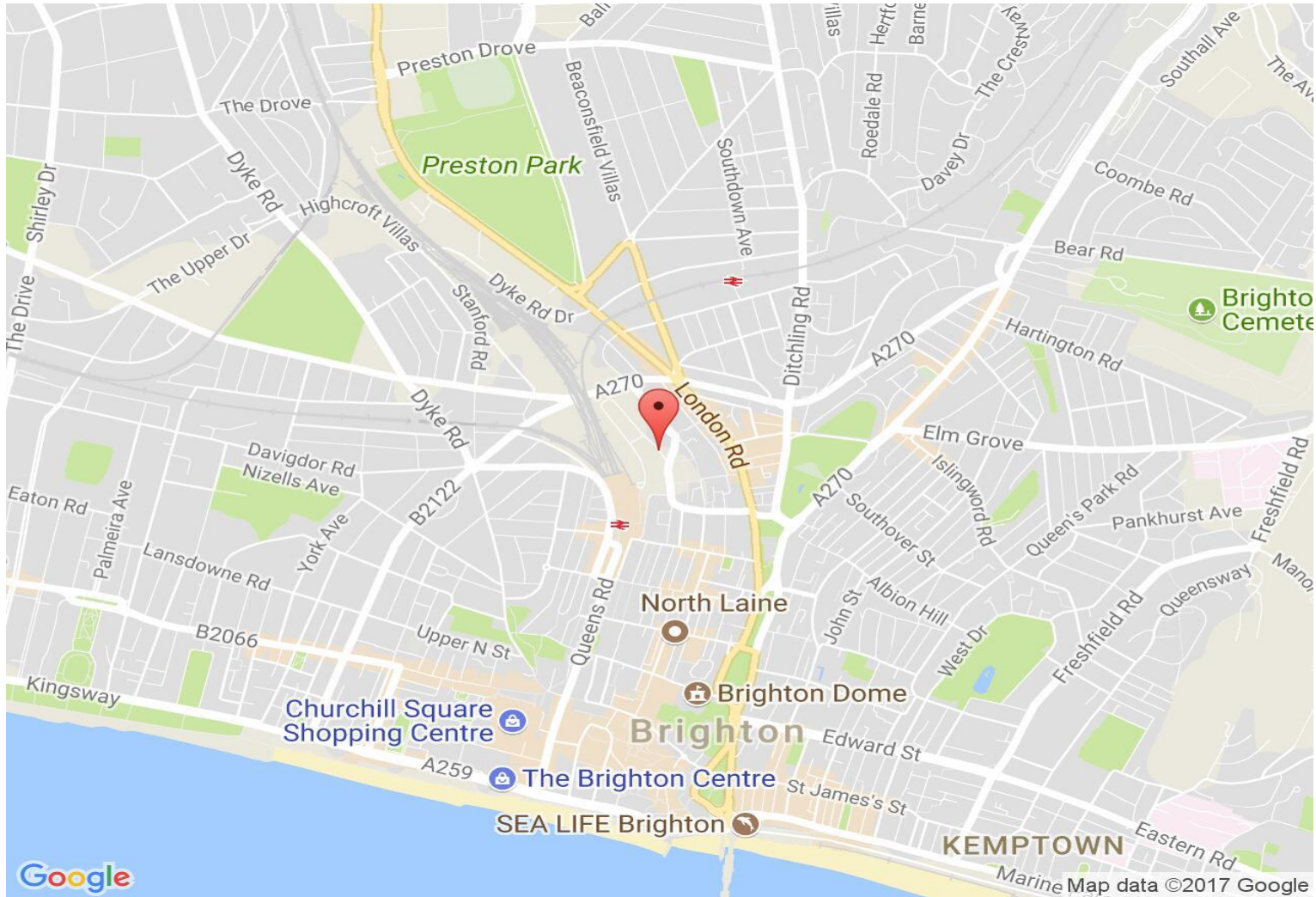
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>	96	96
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	87	87
(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	



## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS ARINGTON LTD

15 Station Road, Burgess Hill, West Sussex, RH15 9DE T: 01444 221 102 E: info@arington.co.uk W: www.arington.co.uk

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

**THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ARINGTON LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Written quotations available on request. All loans secured on property. Life assurance is usually required.