



12 NEW ENGLAND ROAD BRIGHTON, BN1 3TU

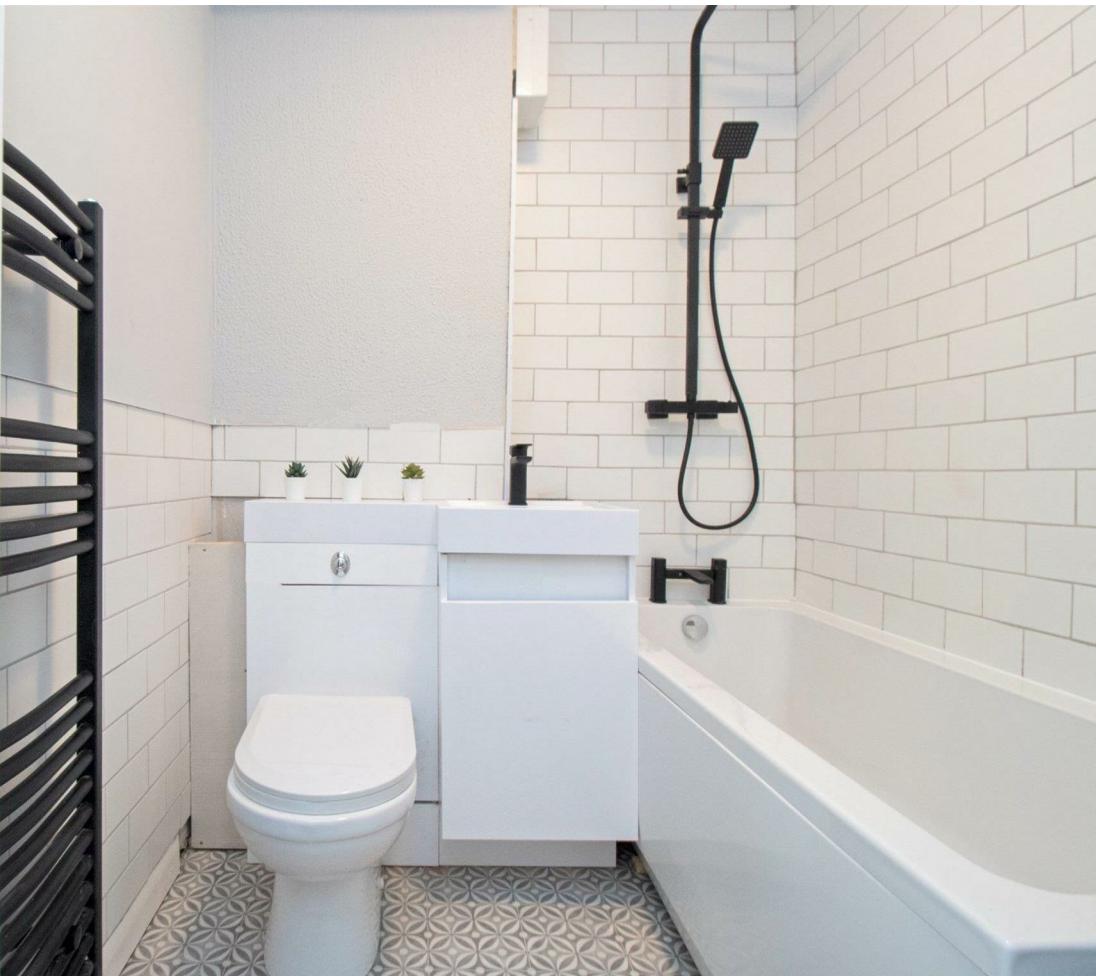
£1,800 PCM

PET FRIENDLY & SHARERS WELCOME. Beautifully presented three double bedroom maisonette occupying the entire first and top floor. The property is well presented throughout benefitting from bright and spacious accommodation comprising of: open plan kitchen living room with bay window, three double bedrooms and modern bathroom suite. Additional benefits include fully double glazed, gas central heating and plenty of storage space.

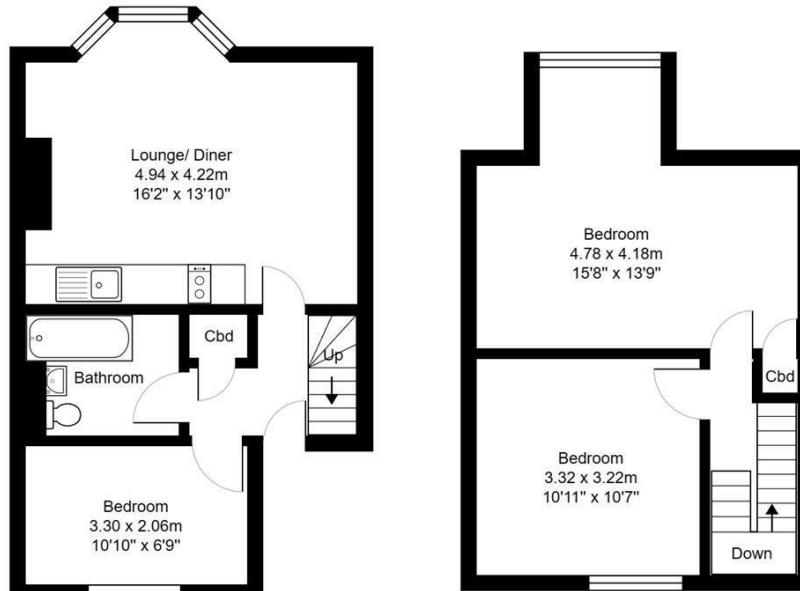
Located at the top of New England Road the property is perfectly positioned to enjoy all the City has to offer, being within walking distance to a range of local shops, cafes and restaurants throughout Brighton. Brighton Mainline Station is just a short stroll away and offers regular and direct links to London.

Note: We would like to disclose that this property is being let by a landlord related to a member of Nicholas James Sales & Lettings.

**Nicholas
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SALES LETTINGS AUCTIONS



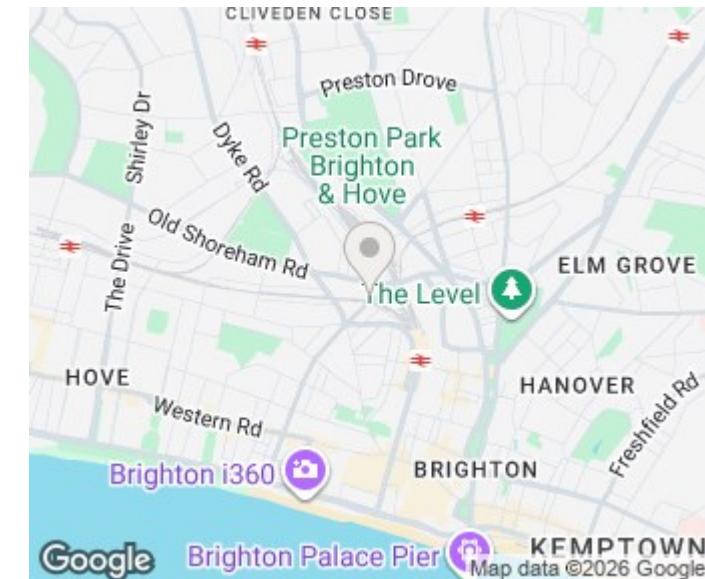




New England Road

Total Area: 67.6 m² ... 727 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

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**Nicholas
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