

£1,800.00 PCM

cubitt&west



**Rugby Place, Brighton, BN2 5JA**  
*Stunning 3 bedroom family home on 4 floors*

- Good space
- 2 bathrooms
- Great garden
- 3 bedrooms
- 2 reception rooms
- Close to hospital



Available 19th June 2019

[cubittandwest.co.uk](http://cubittandwest.co.uk)





## Accommodation

Lounge  
12'11 x 11'1

Sitting Area  
10'3 x 9'10

Cloakroom

Dining Room  
15'3 x 10

Kitchen  
11'1 x 10'6

Utility Room  
8'7 x 7'7

Courtyard Garden

Master Bedroom  
17'1 x 10'5

En-Suite Shower Room

Bedroom Two  
11'7 x 9'8

Bedroom Three  
10'5 x 10'1

Bathroom

## The property

From the moment you walk through the front door you will be blown away by the quality of the finish from top to bottom of this stylish home. Set out over 4 wonderful floors, all of which provide you space, light and versatility. Perfect for a family as you have 2 separate entrances and 2 living areas with the bonus of a cloakroom on the ground floor, so there will always be space to sit back and relax. The feeling of space continues with each bedroom as you have 2 good size and very bright bedrooms on the first floor with a family bathroom. A stunning master bedroom with a luxurious en-suite and Juliet balcony is found on the top floor. This house is situated in a very sought after location in Brighton, as you are only a very short stroll to the beach, Brighton Marina and local amenities.

### Further Information

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

Deposit required is £2,492.28

The City of Brighton and Hove - Council Tax Band 'Tax

[www.gov.uk/government/publications/how-to-rent](http://www.gov.uk/government/publications/how-to-rent)

[www.gov.uk/private-renting](http://www.gov.uk/private-renting)

[www.cubittandwest.co.uk/letting/our-tenancy-fees/](http://www.cubittandwest.co.uk/letting/our-tenancy-fees/)

[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)



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EPC RATING



D(56)

C(77)

#### IMPORTANT INFORMATION

Please note that administration fees are charged in addition to the rent and security deposit. Please contact our Lettings Team who will confirm the total costs involved in renting this property. For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Cubitt & West, 2015. Cubitt & West Registered in England No. 2597969

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