



Price

£1,500 PCM

Fees Apply



Available 26/01/26

**AVAILABLE
IMMEDIATELY, Falmer
Gardens, BN2**



Main Features

- Two Spacious Double Bedrooms
- Bedroom with Garden Access
- Generous Rear Garden
- Quiet Cul-De-Sac Location
- Views Toward The South Downs
- Close To Shops & Transport Links



Deposit required is £1,730.77

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

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

www.gov.uk/government/publications/how-to-rent

www.gov.uk/private-renting

www.cubittandwest.co.uk/renting/tenancy-fees-individuals/

www.gov.uk/green-deal-energy-saving-measures

Call Brighton 01273 747525 ■ cubittandwest.co.uk

IMPORTANT INFORMATION: 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 is a trading name of Arun Estates Limited Registered in England No. 2597969

Accommodation

- Hallway
- Lounge 4.45m x 4.08m
- Kitchen 3.64m x 2.90m
- Bedroom 1 4.19m x 3.53m
- Bathroom 2.47m x 1.62m
- Bedroom 2 2.90m x 2.77m
- Garden & Driveway



Split Level Ground Floor

Approx. 70.4 sq. metres (757.9 sq. feet)

