



33, North Road, Brighton, BN1 6SP

**Spencer  
& Leigh**



33, North Road,  
Brighton, BN1 6SP

£1,350 PCM -

- Three storey period house
- Two double bedrooms
- Spacious lounge/dining room
- Stunning fitted kitchen
- White modern bathroom suite
- Courtyard garden
- Gas fired central heating
- Available immediately, unfurnished
- Ideally situated near local amenities
- Exclusive to Spencer & Leigh

Ideally positioned for sought after local schools and Preston Park Station is this two bedroom three storey period house available immediately, unfurnished. Internally the property is equipped to a high standard with neutral decor and carpeting, a spacious through lounge/dining room accessing a stunning open plan kitchen having French doors to a courtyard garden. On the first floor there is a double bedroom and a white separate family bathroom and located on the second floor is a further double bedroom. Viewing is highly recommended to fully appreciate this beautiful house which is exclusive to Spencer & Leigh.



Preston Village is a historic area of Brighton and Hove north of the centre. Originally a village in its own right, it was eventually absorbed into Brighton with the development of the farmland owned by the local Stanford family. Preston Village enjoys the availability of many local amenities including Preston Park mainline station is nearby as are local shops, sought after schools and bus routes in and out of the city.



Living room  
20'3 x 10'10

Kitchen  
9'10 x 7'2

Landing

Bedroom two  
10'10 x 10'

Bathroom  
10'3 x 5'5

Master bedroom  
14'10 x 9'6

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Starting out at

Spencer & Leigh  
108 Old London Road  
Patcham Old Village  
Brighton  
BN1 8YA

Head northwest on Old London Road toward Old Patcham Mews

Sharp left onto Patcham By-Pass/A23

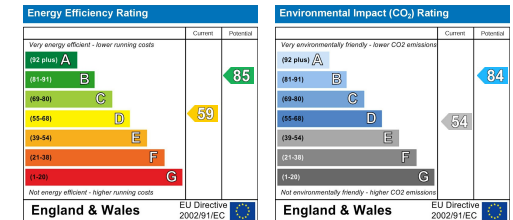
Continue to follow A23

Turn left into Knoyle Road following the sign to Preston Village

Turn right onto Preston Drove

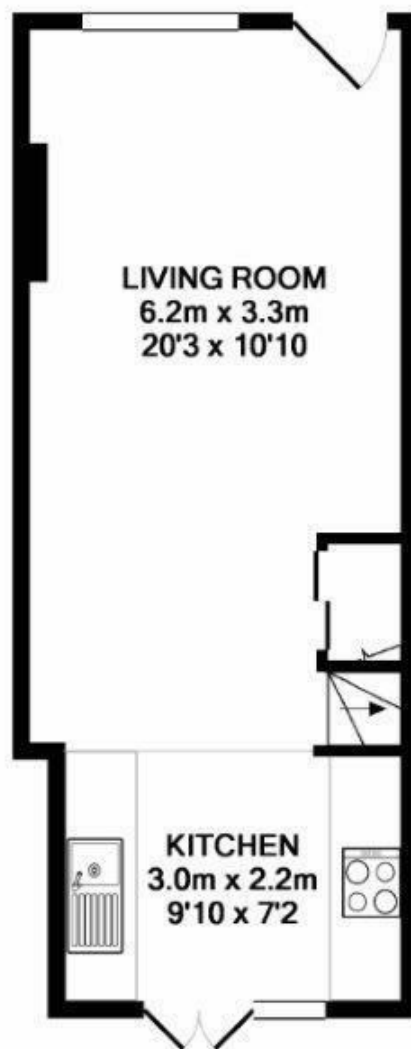
Go straight across at the traffic lights onto North Road

Council:-  
Council Tax Band:-

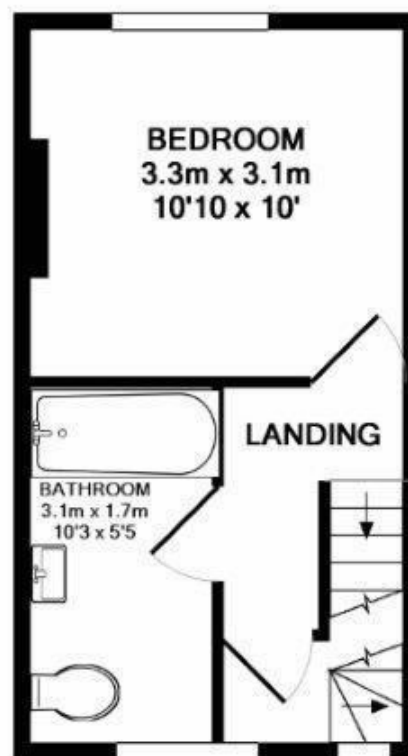


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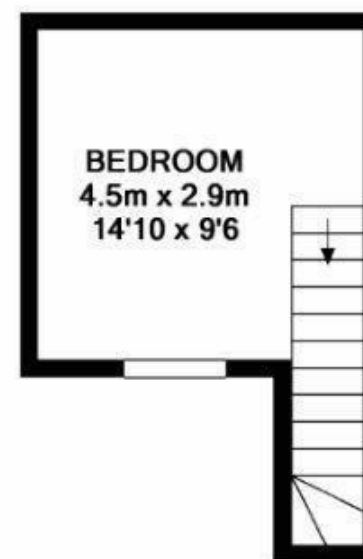




GROUND FLOOR  
APPROX. FLOOR  
AREA 26.6 SQ.M.  
(286 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 20.1 SQ.M.  
(217 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 9.8 SQ.M.  
(105 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 56.5 SQ.M. (608 SQ.FT.)**

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