

# HANNINGTONS LANE

BRIGHTON

## 2 BED DUPLEX TO LET



2 bedrooms

2 bathrooms

1 reception

0 parking spaces

Large and spacious 2 bed apartment over 2 floors within prestigious Brighton development

Apartment comprises

- Stylish high gloss white kitchen with integrated Bosch appliances, granite worktop, engineered dark wood floor, leading onto generous open plan living accommodation
- Large double bedrooms overlooking Hanningtons Lane with white bathroom suite
- Shared courtyard area at back of the development

Other features include

- Sky & BT Super Fast Fibre
- Video entry
- Benefit of acoustic flooring throughout
- Double glazing & gas central heating

**RENT**

**DEPOSIT**

**HOLDING DEPOSIT**

**TENANCY AGREEMENT**

**AVAILABLE FROM**

**EPC RATING**

**COUNCIL TAX**

**PET POLICY**

**SMOKING POLICY**

- **£1,545.00** per calendar month
- **£1,782.00** payable on the first day of the tenancy in cleared funds.
- **£200** (to form part of first months rent on completion of letting)
- Minimum 12 month tenancy agreement
- Feb 2021
- Band C82
- Band C
- No pets
- Strictly no smoking within property

 **PARKDENE**  
Property Services Ltd

# 01273 722923



17 Brighton Place, Brighton BN1 1HJ  
laura@park-dene.co.uk  
park-dene.co.uk

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TO LET

## ACCOMMODATION

ENTRANCE HALL

OPEN PLAN KITCHEN

9.8m x 3.6m

WC

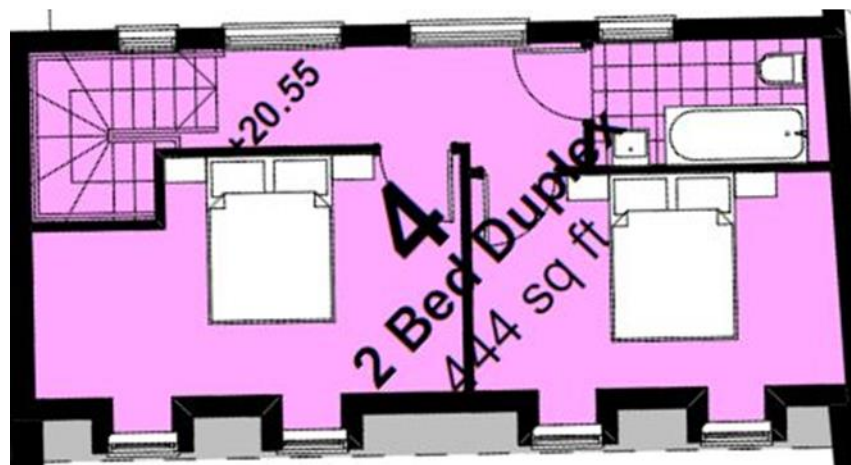
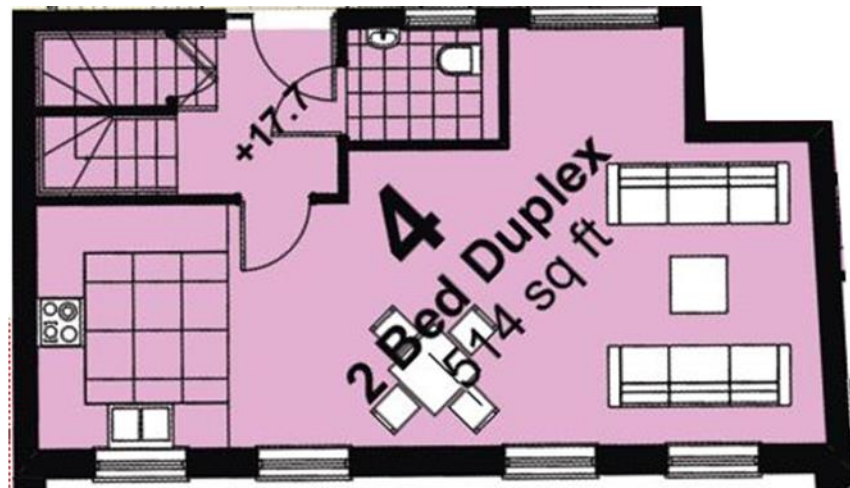
MASTER BEDROOM

5.1m x 2.8m

SECOND BEDROOM

3.6m x 4.6m

BATHROOM



TOTAL APPROXIMATE FLOOR AREA 89 sa m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

IN THE HEART OF BRIGHTON'S HISTORIC LANES

Moments from picturesque seafront, boutique shops, fine eateries, bars, pubs, coffee shops and Churchill Square shopping centre

Easily accessible for Brighton mainline railway station

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