

House - Semi-Detached (EPC Rating:)

12 ROCK GROVE, BRIGHTON, BN2 1ND

Per Calendar Month

£2,495 Per

**ASTON
VAUGHAN**
Sales and Lettings



3 Bedroom House - Semi-Detached located in Brighton

**** 3 DOUBLE BEDROOMS // PARKING SPACE // FULLY FURNISHED ****

A unique & impressive fully furnished house with private off street parking space. The property comprises of 2 spacious double bedrooms with plenty of built in storage, a 3rd double bedroom accessed via ladder in the loft, 2 modern bathrooms plus a WC, a large split level open plan living/dining room, fully fitted kitchen and study space on the first floor landing.

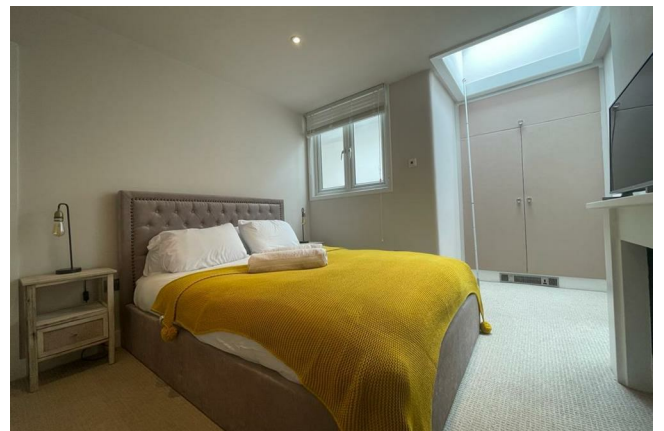
The property also benefits from a large loft room suitable for storage or an extra study space.

Situated in the heart of Kemp Town off Chichester Place, 30 seconds from Brighton's famous seafront and the new exciting Sea Lanes development, close to the Marina and offering a range of bus services to Brighton City Centre and Brighton Station.

The property has been kept in an excellent order throughout and is up to a high standard.


The property is *FULLY FURNISHED* and ready for occupation immediately.

Minimum 6 month tenancy, but long term considered.



Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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 are advised to recheck the measurements.