

**4 Bed  
House  
located in**



33 Slinfold Close

Brighton

BN2 0YS



£2,700 Per Month

Tucked away in a peaceful cul-de-sac, this generously proportioned 3-bedroom home on Slinfold Close offers the perfect blend of space, functionality, and Brighton charm. This property is ideal for families or professional sharers seeking room to spread out and unwind.

Step into the standout feature of the home – an exceptionally spacious living room with warm wood-effect flooring, large windows, and direct access to your very own private balcony. From here, enjoy stunning far-reaching views over the rooftops and out to the sea – the perfect spot to sip your morning coffee or catch the sunset.

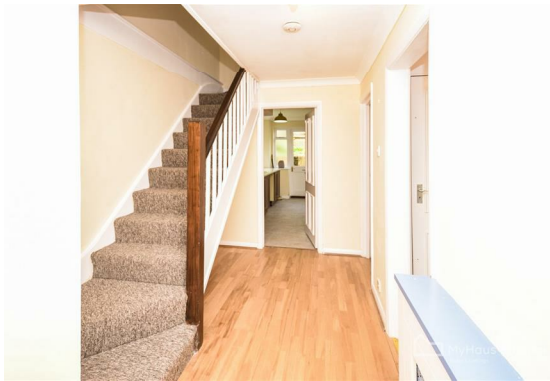
The kitchen is well-equipped and spacious, with plenty of worktop and cupboard space. Downstairs an additional utility area leads directly out to the tiered rear garden coupled with two bedrooms a W.C and a shower room. On the top floor, two well-sized bedrooms offer comfort and privacy, and the contemporary family bathroom is sleekly tiled with a shower-over-bath setup.

Other highlights include:

Off-street parking for two cars – a real bonus in Brighton

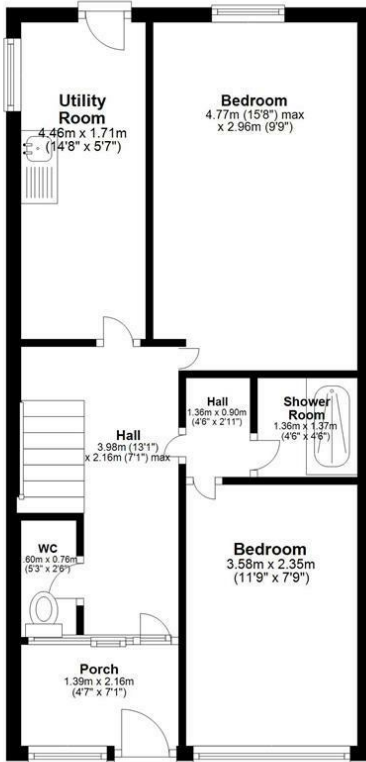
Bright and neutral décor throughout

Excellent location close to Brighton Hospital and local bus routes



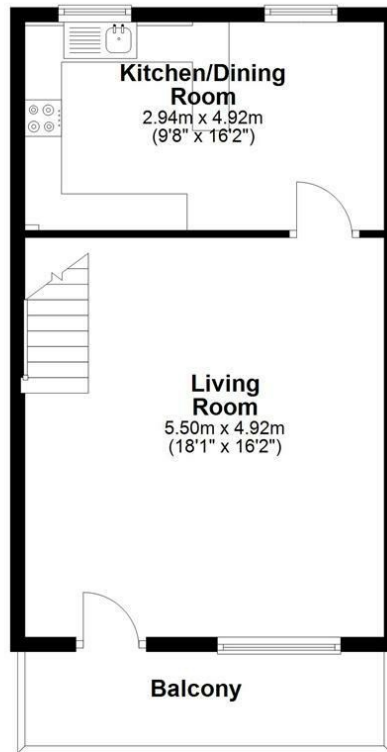
### Ground Floor

Approx. 46.6 sq. metres (502.0 sq. feet)



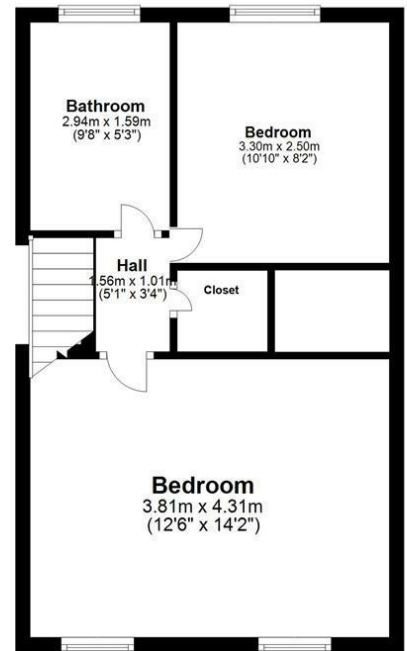
### First Floor

Approx. 42.0 sq. metres (452.3 sq. feet)



### Second Floor

Approx. 35.4 sq. metres (381.0 sq. feet)



Total area: approx. 124.1 sq. metres (1335.3 sq. feet)

### Slinfold Close

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### DIRECTIONS

### CONTACT

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