



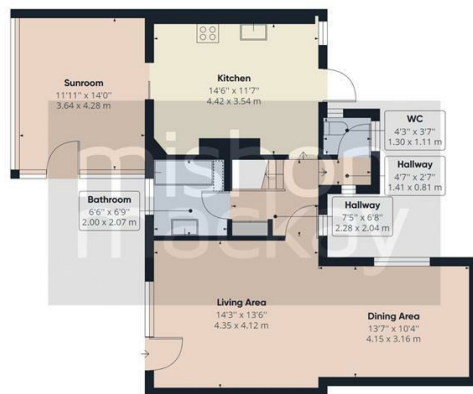
East Drive, Brighton, BN2 0BQ

£2,000 PCM -

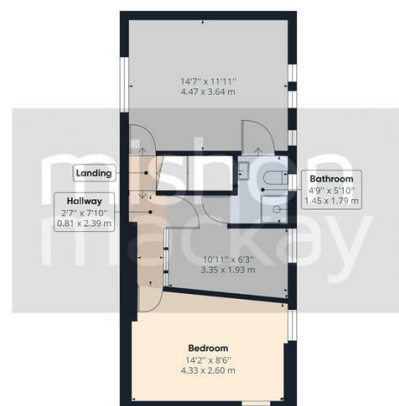
**mishonmackay**  
Lettings







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

1272.98 ft<sup>2</sup>  
118.26 m<sup>2</sup>

**Reduced headroom**

2.57 ft<sup>2</sup>  
0.24 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Tucked away detached Coach House in Queens Park with three bedrooms, large living/dining room, sun room, garden and a garage. Offered to let un-furnished. Available 1st October 2023.

This detached Coach House really is a hidden gem, being tucked away off East Drive. The property offers accommodation over two floors and recently has had newly installed gas central heating.

On the ground floor there is a good size living/dining room which runs from front to back of the property and would make a great central space to enjoy some well-deserved down time.

The kitchen/breakfast is also a good size and has a range of units at eye and base level with space and plumbing for a washing machine and dishwasher, there is also access out to the rear patio garden and sunroom at the front.

To finish off downstairs there is bathroom with separate WC, saving a trip upstairs.

On the first floor three are three bedrooms, two doubles with Jack and Jill shower room and a single bedroom which would make a good office/nurse.

Out at the front of the property there is more outside space to take advantage, enjoying a westerly aspect, plus a garage.

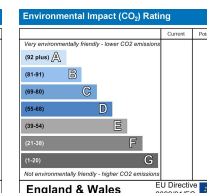
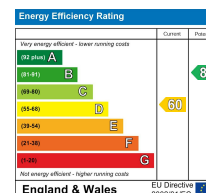
Currently another house is being built in front of the property so from time to time there could be a bit of extra noise, please speak to the agents to get some further information.

The property is located opposite Queens Park and has some very popular primary schools nearby including St Luke's. The Royal Sussex County Hospital and Kemp Town Village can be found within a mile.

This lovely house is offered to let un-furnished and being available to move into from the 1st October.

Train Station: Brighton 1.1 mile  
Council Tax: E

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### Mishon Mackay Lettings

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