

**Spencer
& Leigh**



11, Princes Street, Brighton BN2 1RD

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£2,500 Per Month -

- Dynamically designed period home
- Three double bedrooms
- Contemporary bathroom & shower room
- Stunning loft style lounge
- Chic design throughout
- Luxury accomodation
- Impressive kitchen with high-spec appliances
- Secluded decked terraced area
- Situated in the cultural centre of the city
- Available early September, unfurnished

Quietly located in a no-through lane opposite the beautiful Royal Pavilion in the heart of the city is this unique period home which has been transformed into a living space, which must be seen to be believed! The interior design has an ideal layout to suit sociable living and entertaining with a versatile arrangement of rooms. Having plenty of curb appeal the "WOW" factor continues as you enter and are greeted on the ground floor by the master bedroom with its very own dressing room and en-suite facilities. From here a winding staircase rises to two further bedrooms which share a convenient bathroom. The icing on the cake is the stunning loft style living room with a Mezzanine area and an open plan kitchen which features steel cabinets and high-spec integrated appliances. The entire property has an authentic warehouse-chic feel with large windows, raw plaster finished walls, designer radiators and high quality fitments. There is a secluded decked terrace area providing a pleasant space to relax. Brighton's many shops, restaurants, cinemas and a theatre along with the beach and a mainline railway station are all within walking distance. Available early September on an unfurnished basis. Internal viewing is highly recommended to fully appreciate this unique property. COUNCIL TAX - E



Entrance hall

Master bedroom
13'4 x 9'7

Dressing room
9'7 x 7'8

En-suite shower room

Terrace

Bedroom two
12'7 x 12'0

Family bathroom

Bedroom three
9'8 x 8'6

Kitchen/living/dining room
29'10 x 13'2

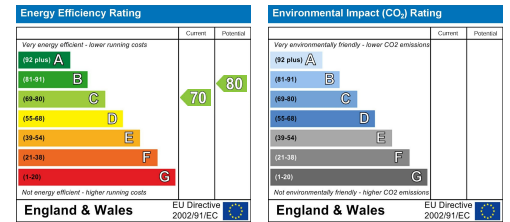
Mezzanine level
19'3 x 13'2



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.

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Ground Floor
Approximate Floor Area
782 sq ft
(72.60 sq m)

First Floor
Approximate Floor Area
435 sq ft
(40.50 sq m)

Mezzanine
Approximate Floor Area
254 sq ft
(23.60 sq m)

Approximate Gross Internal Area = 136.70 sq m / 1471 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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