



**Stanfords**  
Estate Agents



## Clarence Square

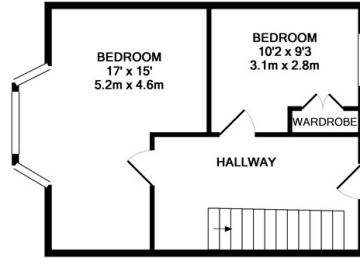
, Brighton BN1 2ED

- AVAILABLE 5th SEPTEMBER 2024
- Five Double Bedrooms Split Over Three Floors
- Modern Bathroom Suite With Shower
  - Next To Churchill Square
  - Integrated Appliances
- Student Friendly
- Central Location
- Close to Bus Routes and Mainline Station
- Separate Kitchen
- Brighton Station nearby

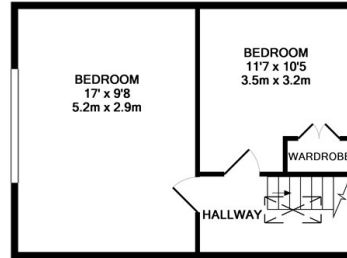
**£3,100 PCM**



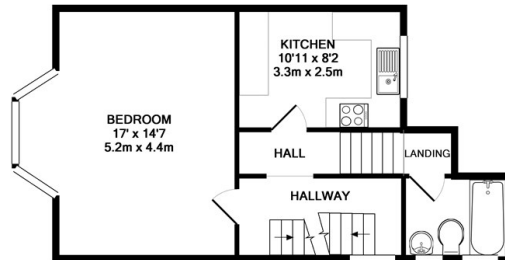
**Local Authority Brighton & Hove City Council**  
**Council Tax Band C**  
**EPC Rating D**



GROUND FLOOR



TOP FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1346 SQ.FT. (125.0 SQ.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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Moretons Lettings Office**  
 30-31 North Street, Brighton,  
 East Sussex, BN1 1EB

**Contact**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.