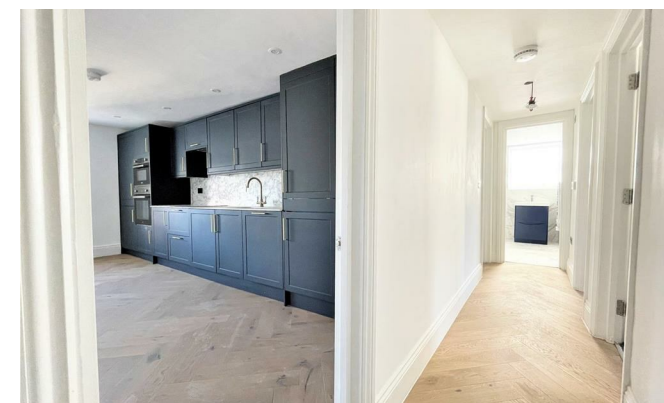
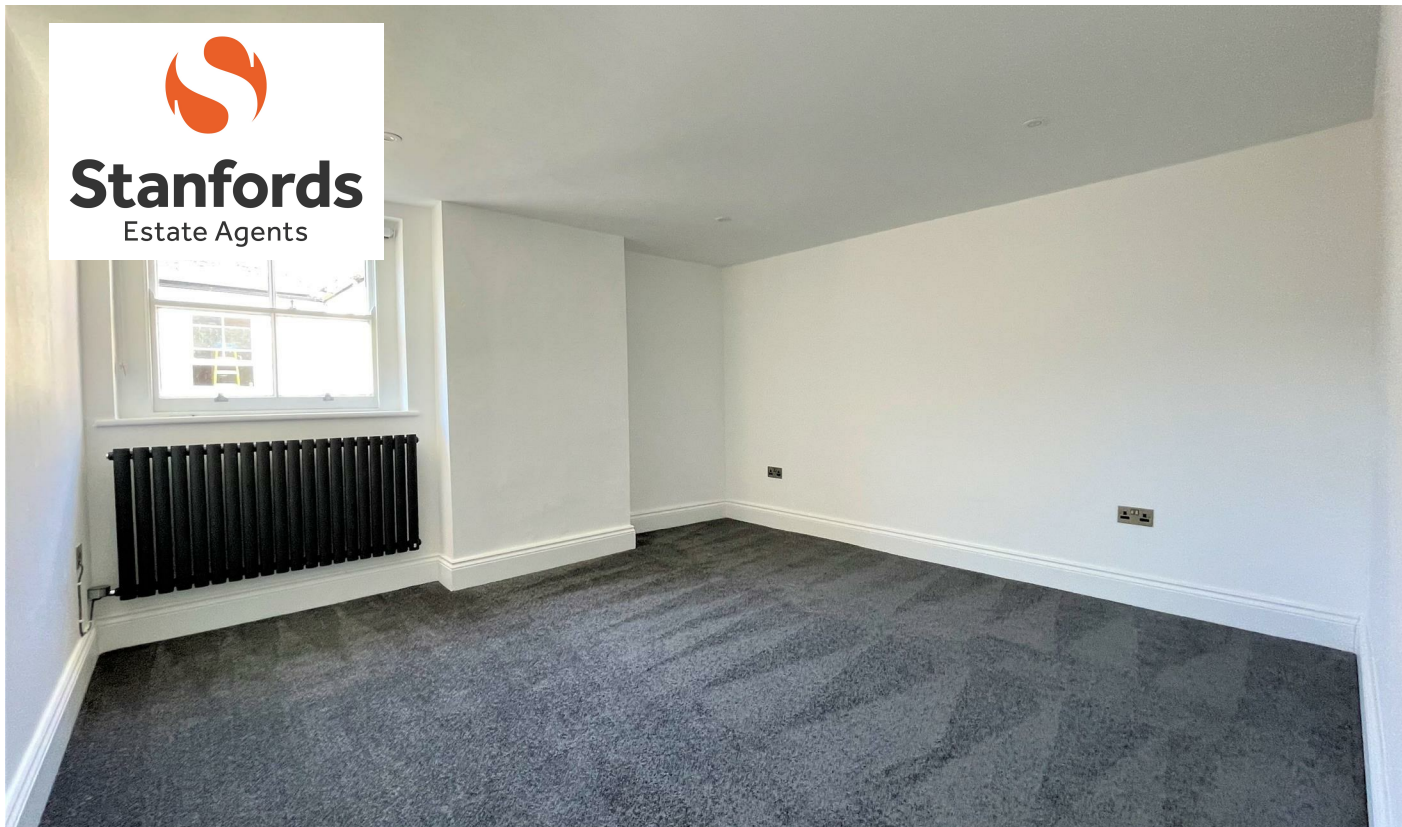




**Stanfords**  
Estate Agents



## Clarence Yard , Brighton BN1 1GT

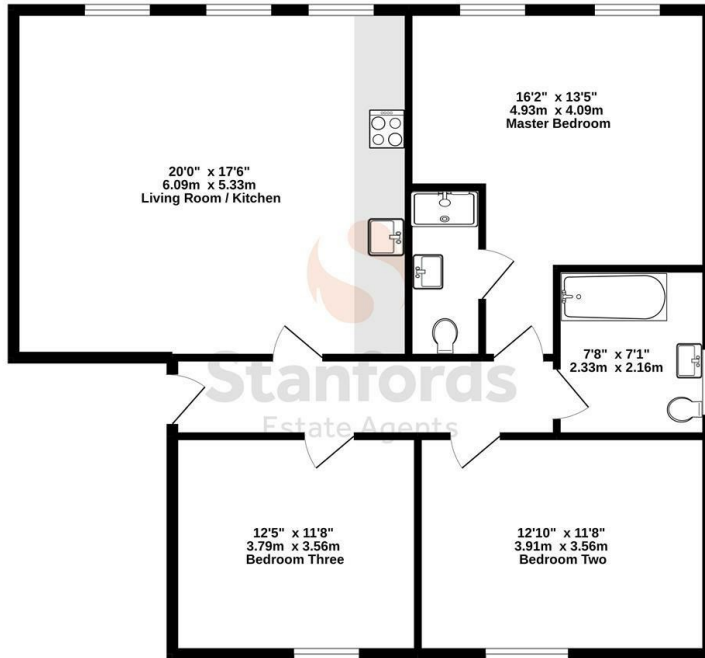
- AVAILABLE 14th SEPTEMBER 2024
  - Penthouse with Lift Access
    - Two Bathrooms
    - Fantastic Location
  - Student and Professional Friendly
- VIDEO LINK AVAILABLE
- Three Double Bedrooms
  - Floor Plan Available
- Integrated Kitchen Appliances

**£2,800 PCM**



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

TOP FLOOR  
1033 sq.ft. (96.0 sq.m.) approx.



TOTAL FLOOR AREA: 1033sq.ft. (96.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix i5022



**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.