



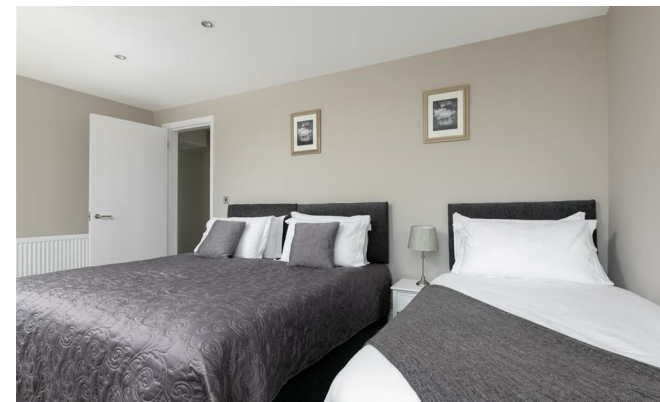
**Stanfords**  
Estate Agents



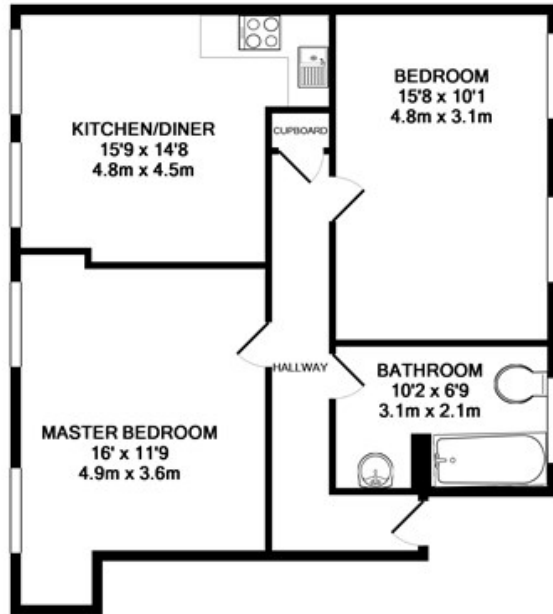
## Western Road , Brighton BN1 2HA

- STUDENTS WELCOME!
  - Plenty of Storage
  - Two Double Bedrooms
  - Furnished options available
- Available September 2024
- Open Plan Kitchen with Appliances
  - Central Brighton
- Moments away from all transport links

**£1,750 PCM**



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



TOTAL APPROX. FLOOR AREA 667 SQ.FT. (62.0 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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### 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.