



**Stanfords**  
Estate Agents



## Clarence Yard

, Brighton BN1 1EP

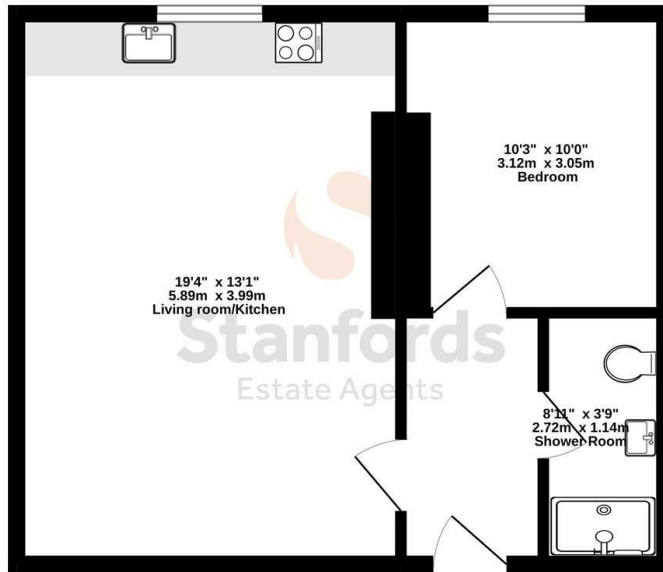
- Available 21st September 2024!
- Moments away from the town centre
  - Built In Appliances
  - Lift Access
- Students welcome!
- Integrated appliances
- Furniture option available!
- Close to all local transport links.

**£1,525 PCM**



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

3/6/9  
463 sq.ft. (43.0 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 02/22



**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.