



**Stanfords**  
Estate Agents



## 84-85 Western Road

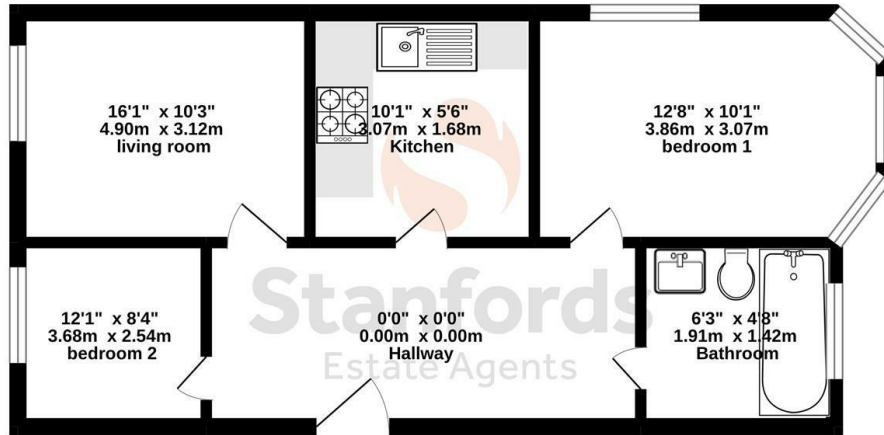
, Brighton BN1 2HA

- Available 26th August!
- Separate living area
- Local shops and transport links
- Furniture Option available
- Students welcome!
- Integrated Appliances
- Walking distance to Central Brighton
- Two Double Bedrooms

**£1,750 PCM**

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

**TOP FLOOR FLAT**  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 408 sq.ft. (37.9 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.  
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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.