

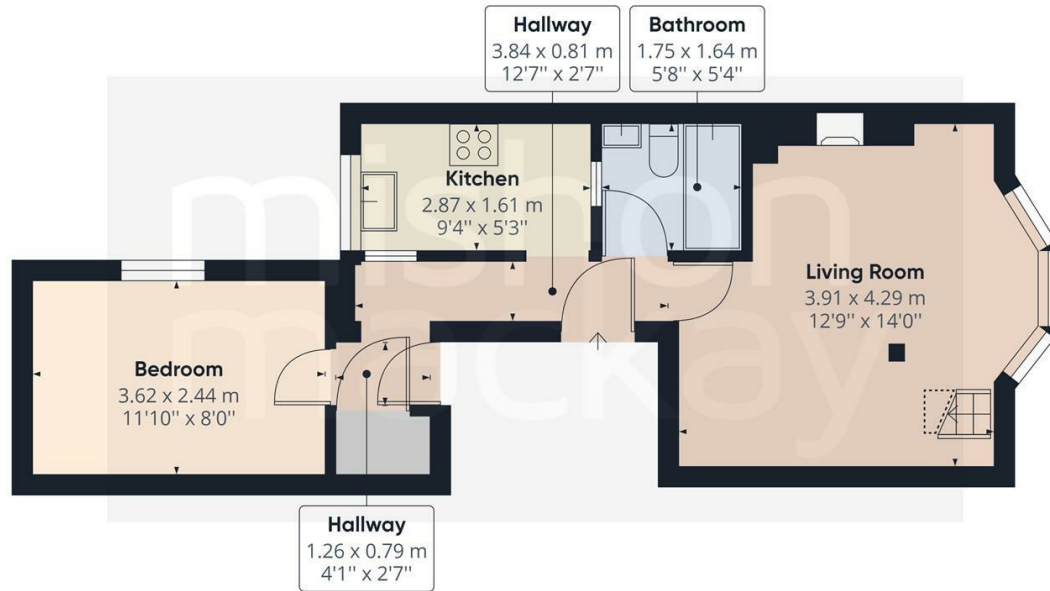


College Road, Brighton, BN2 1JB

£1,300 PCM -

**mishonmackay**  
Lettings





**Approximate total area<sup>(1)</sup>**

408.66 ft<sup>2</sup>  
37.97 m<sup>2</sup>

**Reduced headroom**

4.55 ft<sup>2</sup>  
0.42 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**Double bedroom apartment located moments away from the Royal Sussex County Hospital. Offered to let furnished. Available 1st July 2024.**

This superbly stylish apartment is perfectly located for working professionals as you are within a short distance of the Royal County Hospital.

The property comprises of a stylish living room with a study area built into the bay window and a mezzanine area above the sofa that goes perfectly with the space.

The bathroom and kitchen are down the hall. The bathroom has fully tiled walls, bath with shower screen and electric shower above, wash hand basin and WC. The kitchen has units at eye and base level and comes complete with appliances.

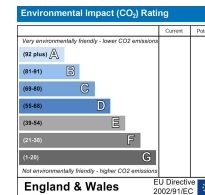
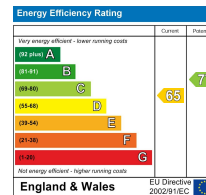
The bedroom is at the rear of the property and is a good sized double.

This Kemp Town location is great as it is in the heart of a vibrant village with an abundance of cafes, shops and eateries. Brighton mainline train station is also within a mile of the property.

This lovely property is offered to let furnished and being available to move into from the 1st July.

**Train Station: Brighton 1.3 miles**  
**Council Tax: A**

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**Mishon Mackay Lettings**

211 Preston Road, Brighton, East Sussex, BN1 6SA  
Tel: 01273 606076 Email: lettings@mishonmackay.com  
mishonmackay.com

