

**1 Bed
House
located in Kemptown**

 **MyHausProperty**
Sales & Lettings

5 Grafton Street
Kempton
Brighton
BN2 1AQ



£1,100 Per Month

Beautifully finished en-suite double bedroom with a large bay window, offering fantastic natural light and generous proportions. This room is one of the standout spaces in a brand new, high-spec house share, finished and furnished to an exceptional standard throughout.

The room comes fully furnished with brand new furniture, including a double bed with quality mattress, wardrobe, chest of drawers, desk and chair, as well as a wall-mounted TV. The private en-suite shower room is modern, sleek and finished to a high standard.

The house has been designed properly for shared living and features a huge communal kitchen and dining space, fully equipped with:

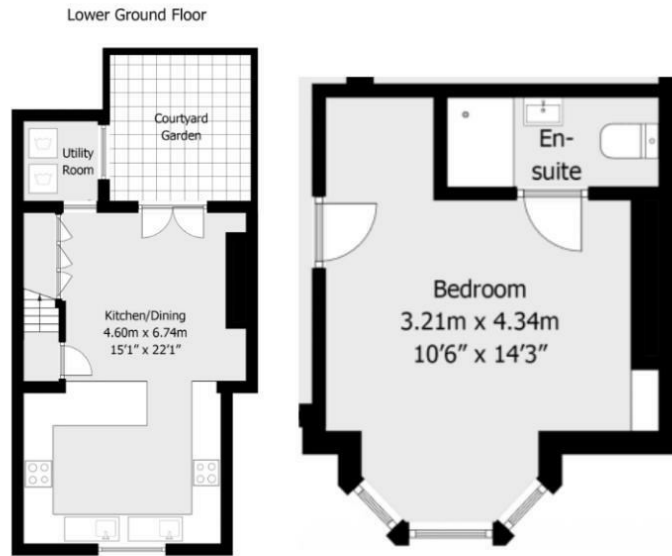
- Two ovens
- Two fridges
- Two freezers
- Plenty of cupboard storage and worktop space
- Cooking equipment provided
- Communal dining area with TV
- There is also a private outdoor patio, ideal for warmer months.


Additional information:

All bills included – council tax, water, gas, electricity and WiFi
Weekly cleaner for communal areas



Grafton Street Room 1



| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

DIRECTIONS

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