



44 Windsor Court, Windsor Street, Brighton, BN1 1RS

£1,100 Per month

Situated in the heart of central Brighton, this charming studio apartment on Windsor Street offers an excellent opportunity to enjoy city living at its best. Just moments from the iconic Lanes, residents will be perfectly placed to explore a fantastic array of independent shops, cafés and restaurants.

The top floor apartment comprises a bright, well-presented living space that is ideal for both relaxing and entertaining. A modern, well-equipped kitchen and shower room complements the layout, offering comfort and practicality in a compact design. Available NOW, this studio is ideally suited to students and professionals alike, offering a convenient and stylish base from which to experience all that Brighton has to offer.

Communal Entrance

Passenger lift and stairs to the top floor.

Kitchen



Modern contemporary fitted Kitchen area comprising integrated fridge/freezer, washer, inset stainless steel sink with mixer tap and drainer, four ring electric hob with matching stainless steel underneath and Siemens canopied extractor fan above. High gloss work surface and low/high level storage units.

Studio Room

17'3" x 14'6" (5.26m x 4.42m)

Spacious open plan living space with wood effect laminate flooring TV aerial point, laminate flooring, LED downlighters, radiator, window. Plenty of room for a double bed and other furniture needs.

Shower Room

7'8" x 4'3" (2.34m x 1.3m)



White shower suite comprising corner shower, W.C push flush, hand wash basin with stainless steel mixer tap, mirrored storage cabinet above, storage below. Marble effect tiled floor and wall, stainless steel heated towel rail, extractor fan, shaver point.

Other Information

FURNISHED or UNFURNISHED

Available date: NOW

Council Tax: Band A

Local Authority: Brighton and Hove City Council

Parking: Parking Zone Z

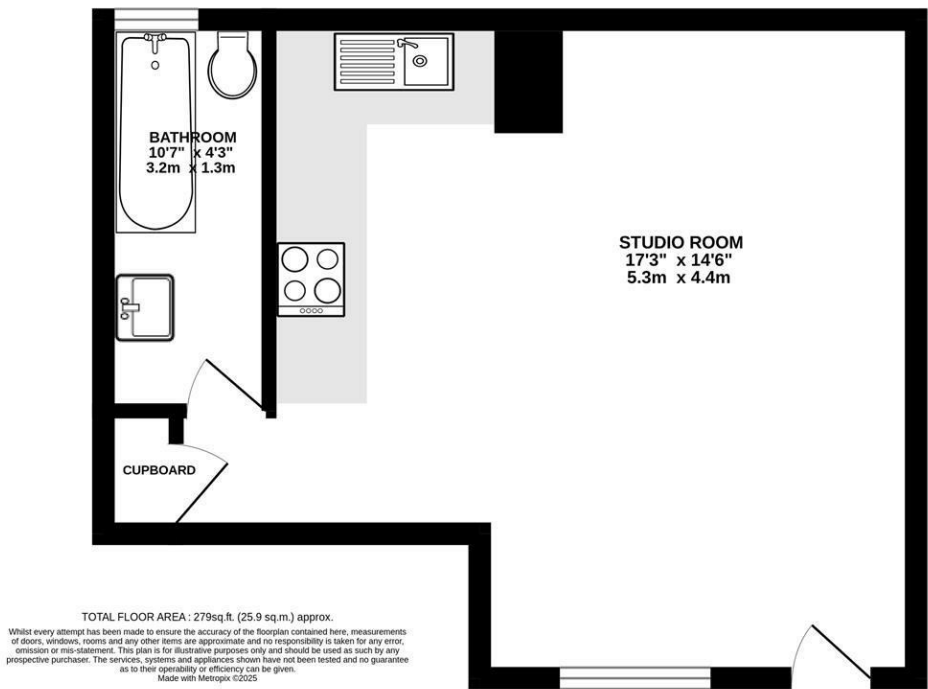
Holding deposit: £253.84

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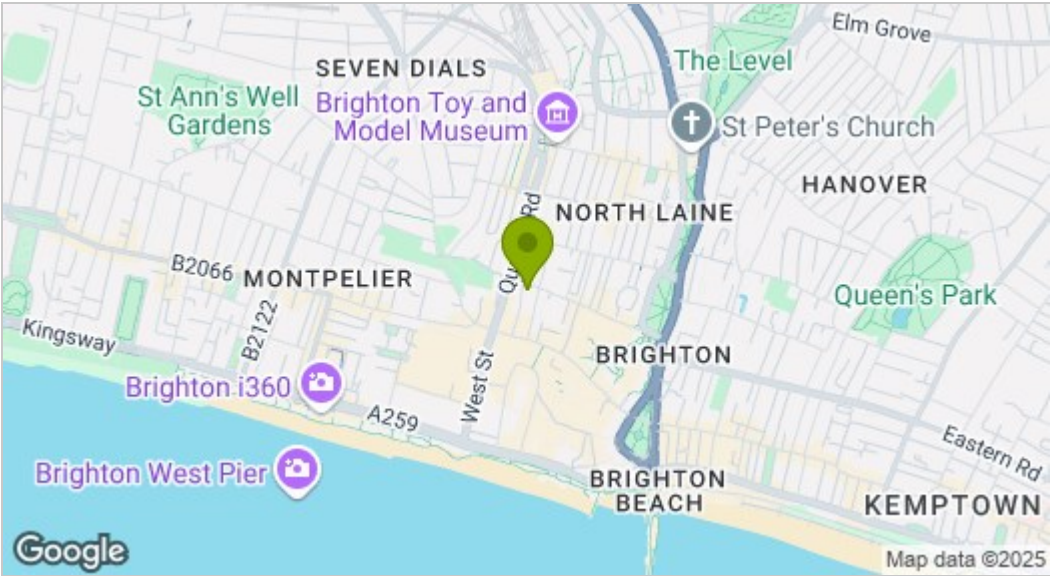
Tenancy length: 12 Months

Floor Plan

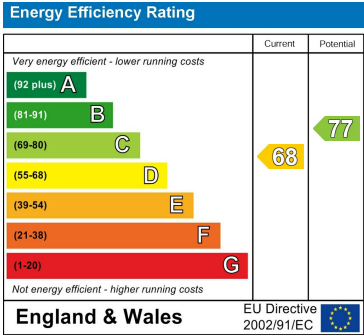
TOP FLOOR
279 sq.ft. (25.9 sq.m.) approx.



Area Map



Energy Efficiency Graph



PLEASE NOTE:
Although every care has been taken in the production of these sales particulars prospective purchasers should note:
1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.