

5, 45 North West House West Street, Brighton, BN1 1RR

£1,350 Per annum

Available early August, furnished or unfurnished. This charming flat offers 31 sq m of comfortable living with a modern bathroom and built-in amenities. Filled with natural light, it provides a warm, inviting atmosphere. Ideally situated with excellent transport links for easy commuting and exploring the local area.

Overview

Main room

21'3" x 13'1" (6.5 x 4)

Bespoke fitted kitchen with integrated fridge/freezer, washing machine, beautiful stainless steel sink and bowl drainer with mixer tap, inset induction hob, extractor over and oven beneath. Modern delicate contrasting kitchen units with a white gloss worktop finish. Laminate flooring, radiator, large height windows with views across the city and up to the Brighton Train station, Tv aerial points and HMDI outlets.

Shower room

6'10" x 5'6" (2.1 x 1.7)

Modern white shower suite with shower attachment, wc, hand wash basin, storage beneath, heater towel rail, extractor fan and light mirrored cabinet.

Other Information

FURNISHED or UNFURNISHED

Available date: NOW

Council Tax: Band A

Local Authority: Brighton and Hove City Council

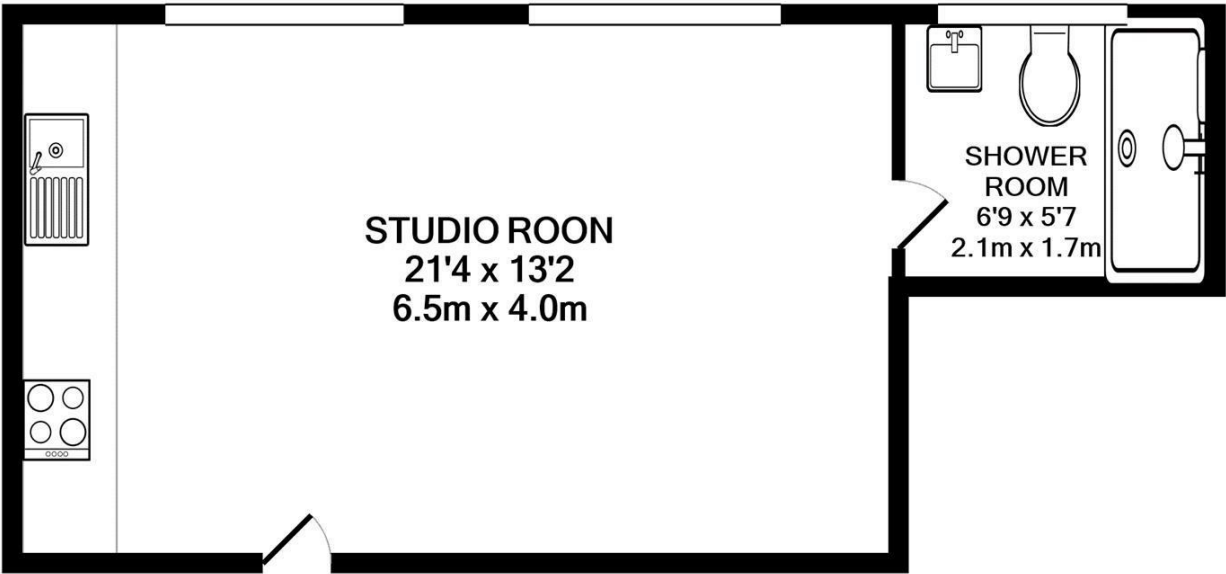
Parking: Parking Zone Z

Holding deposit: £311.53

Dilapidations Deposit: £1557.69

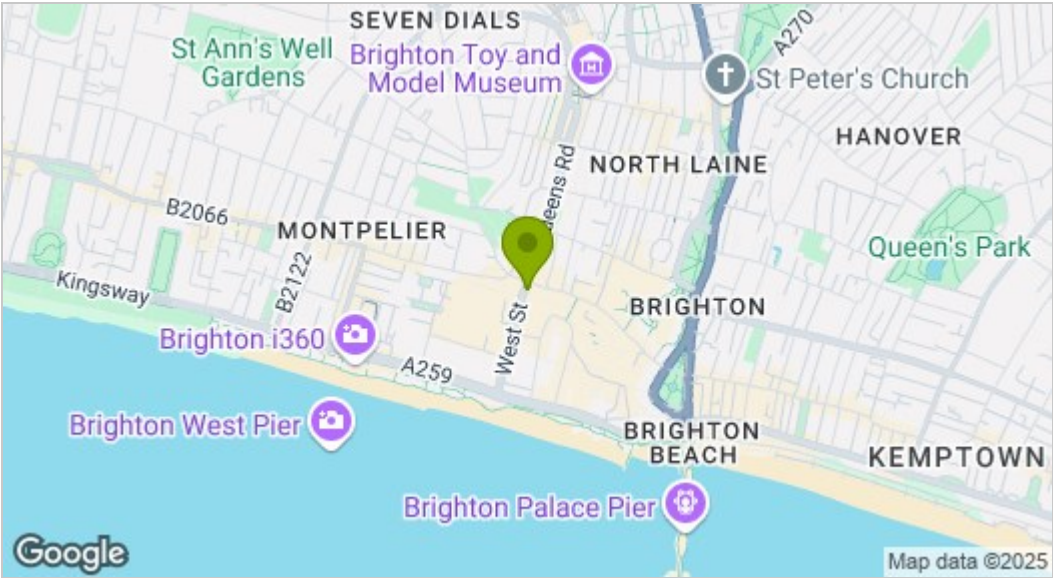
Tenancy length: 10-18 Months

Floor Plan

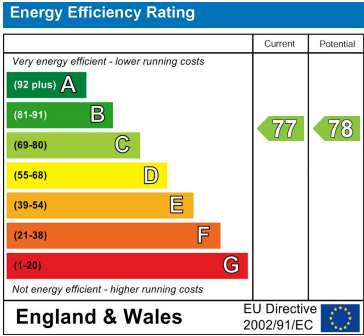


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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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.