



## 6a Bond Street, Brighton, BN1 1RD

**£1,750 Per month**

Nestled in the vibrant heart of Brighton, this charming maisonette on Bond Street offers a delightful living experience. With a generous living space spread over three floors, this property is perfect for those seeking both comfort and convenience. The maisonette features a welcoming reception room that provides an ideal setting for relaxation or entertaining guests.

Comprising two spacious double bedrooms, this home is well-suited for students or sharers, making it an excellent choice for those looking to enjoy the lively atmosphere of the North Laine. The area is renowned for its eclectic mix of shops, cafes, and cultural attractions, ensuring that you are never far from the action.

The property boasts a private front door, adding a sense of exclusivity and privacy. The bathroom is well-appointed, catering to the needs of modern living. The layout maximises space and functionality, allowing for a comfortable lifestyle.

Available from April 17th, this maisonette presents a fantastic opportunity to immerse yourself in the unique charm of Brighton. Whether you are a student or a group of friends looking to share a home, this property is sure to meet your needs. Don't miss the chance to make this delightful maisonette your new home in one of Brighton's most sought-after locations.

### Entrance Hall

Private entrance located on Bond street, inner hall way with radiator and stairs up to a landing with a feature, full height, stained glass sash window. Steps leading to the first floor landing with doors to the first floor rooms and stairs up to the first floor.

### Living Room

13'8" x 12'2" (4.17m x 3.71m )

Spacious living room comprising of bay sash window overlooking Bond Street, exposed brick chimney breast with open fire place, television point, radiator, carpet flooring and opening to the kitchen area.

### Kitchen

10'5" x 7'6" (3.18m x 2.31m )

Range of Maple wood wall and base units with integrated oven, washing machine and up right fridge freezer. Roll top granite effect work surfaces with tiled splash back, inset four ring gas hob with visor extractor hood over, one and a half bowl sink with drainer and mixer tap, space for dining.

### Bedroom One

12'9" x 12'2" (3.89m x 3.73m )

Front aspect window with views over Bond Street, radiator and two wardrobes with hanging rails built into the chimney recess.

### Bedroom Two

19'1" x 12'5" (5.84m x 3.81m )

Situated on the third floor with front and rear aspect Velux windows, built in storage and wardrobes to one side, radiator and inset ceiling spot lighting.

### Bathroom

White bathroom suite comprising of a panel enclosed bath with shower mixer tap fitting, two vanity units with "his and hers" inset wash hand basins, mixer taps and storage cupboards underneath. Low level WC, built in cupboard, obscured glazed window, inset ceiling spot lighting and radiator.

### Other Information

UNFURNISHED

Available date: 20.06.2025

Council Tax: Band C

Local Authority: Brighton and Hove

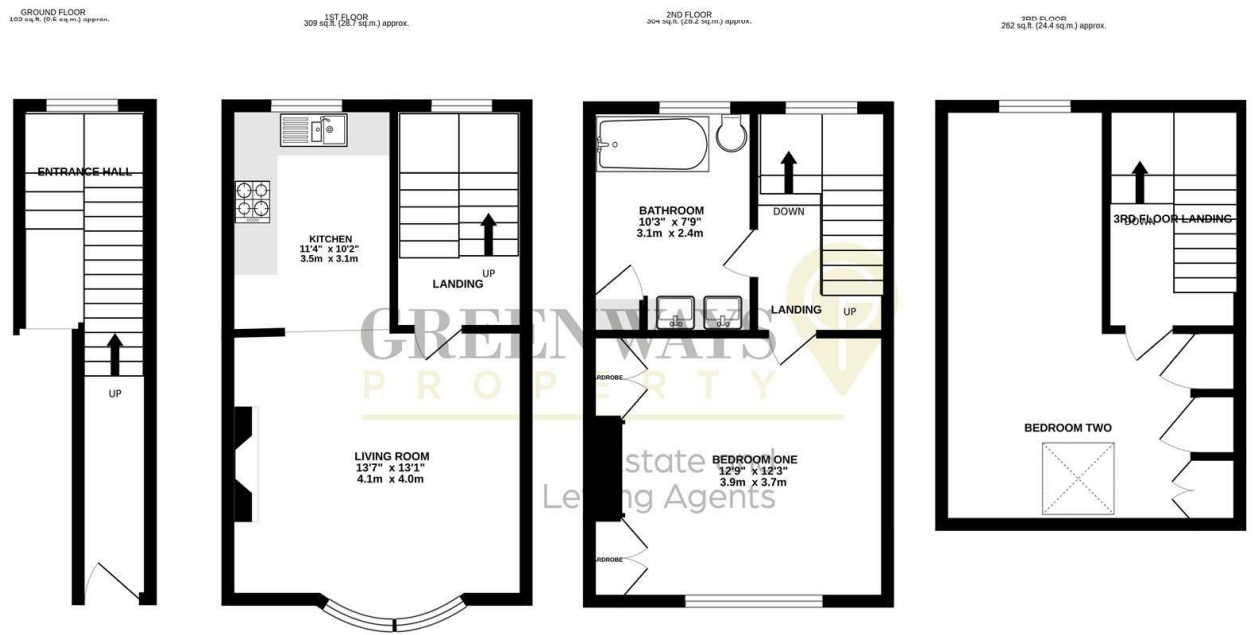
Parking: Zone Z

Holding deposit: £380.76

Dilapidations Deposit: £1,903.84

Tenancy length: Long Term

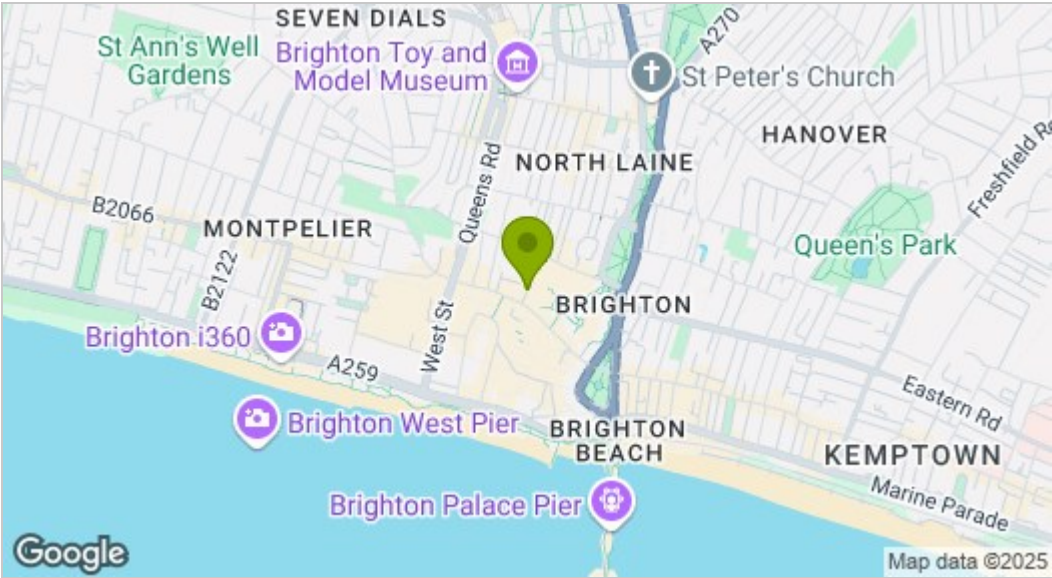
Floor Plan



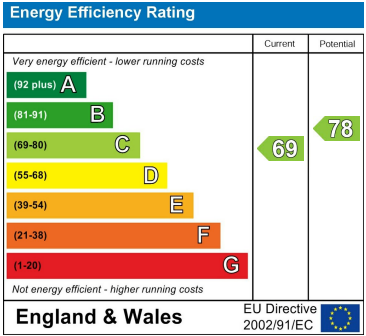
TOTAL FLOOR AREA : 977 sq.ft. (90.8 sq.m.) approx.

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.  
Made with Metropix ©2025

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.

Greenways Property, Shoreham-by-Sea, West Sussex, BN43 6HR  
Tel: 01273 28 68 98 Email: info@greenwaysproperty.com www.greenwaysproperty.com