



Oriental Place, Brighton, East Sussex BN1 2LL £1,500 PCM

PS&B are delighted to offer this well-presented, BRIGHT AND SPACIOUS two double bedroom flat situated on the top floor of this beautiful Grade II Listed regency building, in the heart of the city centre and on the doorstep of Brighton seafront. The neutrally decorated accommodation consists of a split-level entrance hallway, with stairwell boasting aesthetically pleasing shelving leading up to a GENEROUSLY SIZED double bedroom with built-in wardrobe and a second spacious double bedroom, MODERN/CONTEMPORARY style shower room, followed by the unique OPEN-PLAN living room/kitchen with attractive feature fireplace, modern sofa-bed included (*as gifted item) and plenty of space for dining/entertaining, the timeless kitchen includes electric oven, gas hob, washing machine, tall fridge/freezer, microwave and AMPLE STORAGE. The property further benefits from GAS CENTRAL HEATING, and a superb location - close to Western Road and Church Road restaurants, cafes, supermarkets, Brighton beach and fantastic transport links.

Offered unfurnished and available 15th June 2024.


Holding Deposit - £346.00


Deposit - £1,730.00

Tenancy Length - 12 Months (With 6 Month Break Clause)

Council Tax Band - B



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		
	54	77
EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC 		



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent