



Ship Street, Brighton, East Sussex BN1 1AF £1,760 PCM

PS&B are proud to present this LUXURY LIVING third floor two double bedroom PENTHOUSE apartment, located within this exquisitely refurbished ex Post-Office, Grade II Listed building, nestled between The Lanes and Brighton Seafront. The property of which has been finished to an extremely high-standard throughout consists of a SPACIOUS AND BRIGHT open-plan living room/kitchen, the CONTEMPORARY style kitchen offers an electric oven, hob, fridge/freezer and AMPLE STORAGE, followed by stunning views over Brighton, two generously sized double bedrooms - both kitted out with modern double beds and wardrobes, followed by a sleek full suite bathroom with floor to ceiling tiling and shower over bath. The property further benefits from beautifully high ceilings throughout, GAS CENTRAL HEATING, video/audio entry system, intruder alarm system, access to a communal LAUNDRY ROOM and underground BIKE STORAGE.

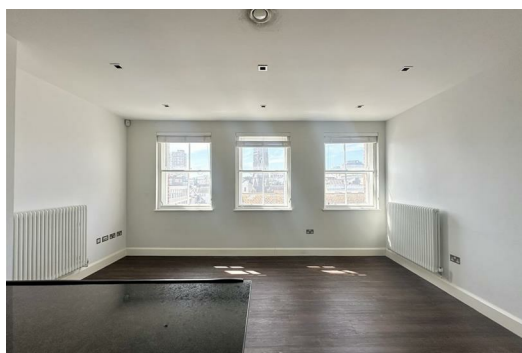
Offered part-furnished and available 22nd July 2024.


Holding Deposit - £406.00


Security Deposit - £2,030.00

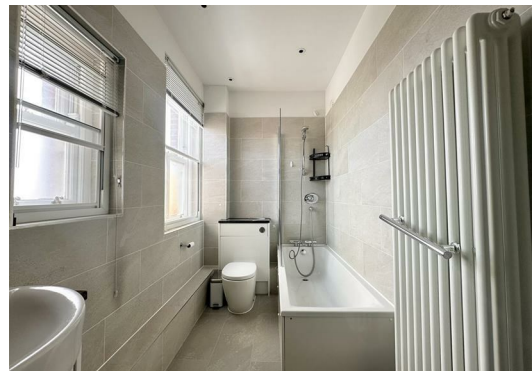
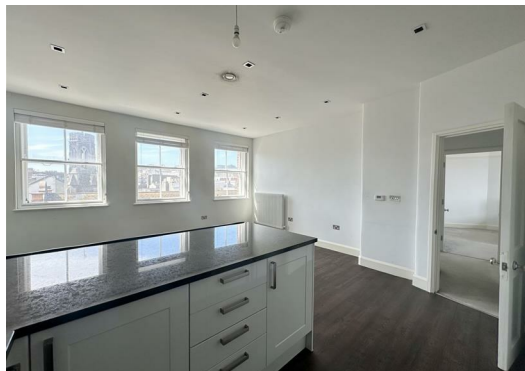
Tenancy Length - Long Term

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		
	78	78
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