



Compton Avenue, Brighton, East Sussex BN1 3PN £1,375 PCM

PS&B are delighted to present this superbly situated one double bedroom top-floor flat, positioned on Compton Avenue – one of Brighton's most sought-after tree lined roads, between Seven Dials and the city centre. The property consists of a SPACIOUS AND BRIGHT living room, with large bay windows overlooking the front and feature decorative fireplace, MODERN/CONTEMPORARY style kitchen with electric oven, hob, tall fridge/freezer, washing machine, slimline dishwasher and AMPLE STORAGE, a sleek full suite bathroom with shower over the bath, floor-to-ceiling tiling and heated towel rail, followed by hallway steps up to the GENEROUSLY SIZED double bedroom to the rear, the bedroom boasts built-in wardrobes and double glazed windows. The property further benefits from GAS CENTRAL HEATING, and is superbly located, just a 5 minute walk to/from Brighton Station and an array of shops, cafes and restaurants.

Offered unfurnished and available 23rd August 2024.


Holding Deposit - £323.00


Deposit - £1,615.00

Tenancy Length - 12 Months +

Council Tax Band - A



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		
	59	72
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