



Model Dwellings, Brighton, East Sussex BN1 1UW £1,450 PCM

PS&B are pleased to present this SUPERBLY LOCATED two double bedroom, first-floor apartment, ideally situated between the vibrant North Laines and Brighton Station. The property offers a BRIGHT AND SPACIOUS East-facing reception room, providing an abundance of natural light. The modern, contemporary-style kitchen is equipped with a halogen hob, oven, fridge/freezer, and washing machine, catering to all your culinary needs.

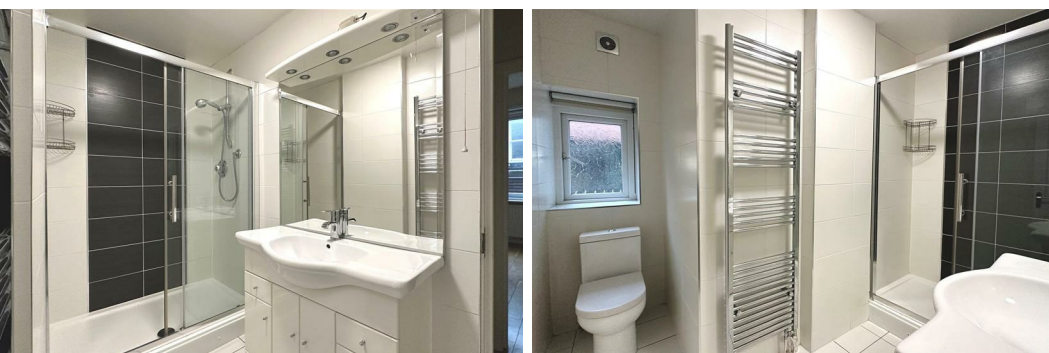
Both double bedrooms are GENEROUSLY SIZED and filled with natural light. The spacious shower room features stylish floor-to-ceiling tiling, complemented by a heated towel rail for added comfort.

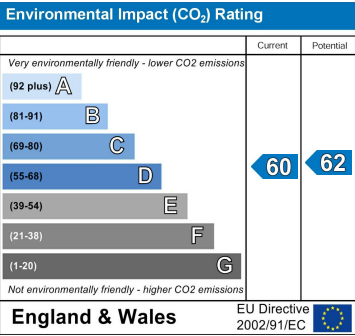
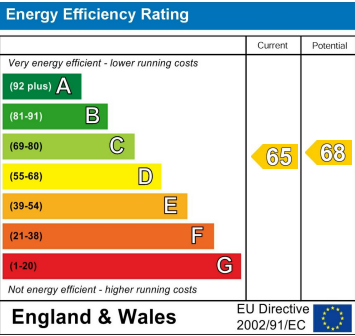
Additional benefits include double-glazed windows throughout, ensuring excellent insulation and soundproofing, as well as GAS CENTRAL HEATING for year-round warmth.

The apartment is further enhanced by lift access and a secure communal bike store, offering convenience and peace of mind.

This sought-after central Brighton location places you within easy reach of all the city's amenities, including shopping, dining, and entertainment, with excellent transport links nearby. Whether you're commuting or enjoying all that Brighton has to offer, this apartment is perfectly positioned to suit modern living.

Offered unfurnished and available 30th April 2025.





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