



## Vernon Terrace, Brighton, East Sussex BN1 3JH

### £1,300 PCM

PS&B are pleased to offer this MODERN AND CONTEMPORARY split-level one double bedroom flat, located on the second floor in the sought-after area of Seven Dials, Brighton. The flat is situated opposite Montpelier Crescent and is within easy walking distance to Brighton Station and the city centre, making it an ideal location for both professionals and commuters. There is also a recycling point directly opposite, adding extra convenience to the location.

The property boasts a BRIGHT AND AIRY reception room, featuring large sash windows that allow plenty of natural light to fill the space, along with recessed storage. The open-plan galley kitchen is equipped with a halogen hob, fridge with freezer compartment, and a washing machine, providing a convenient and functional cooking area.

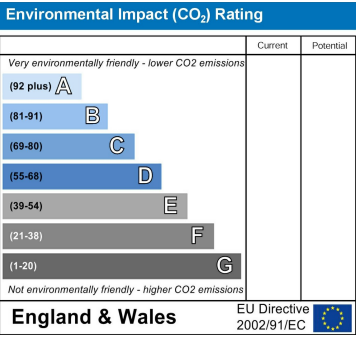
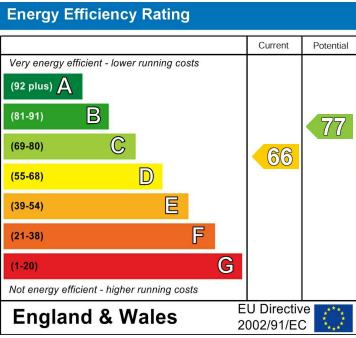
The double bedroom is located at the rear of the property and can be accessed via an upper landing. It is fitted with wall-to-wall wardrobes, offering plenty of storage space. The MODERNISED bathroom features a shower attachment over the bath and includes a handy storage cupboard.

Additional benefits include GAS CENTRAL HEATING, as well as ample storage space in both the hallway and living room, making this flat not only stylish but practical. With its central location and modern features, this property offers a comfortable living space in one of Brighton's most desirable areas.

Offered unfurnished and available 6th June 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