



## Stafford Road, Brighton, East Sussex BN1 5PF

### £950 PCM

**\*UK GUARANTOR REQUIRED FOR ALL TENANCIES\*** PS&B are delighted to present this SUPERBLY LOCATED studio apartment in the highly sought-after Seven Dials area of Brighton. This prime location offers easy access to local amenities and is just a short walk to Brighton Station (approx. 5 min walk), making it an ideal choice for a single professional seeking convenience and comfort.

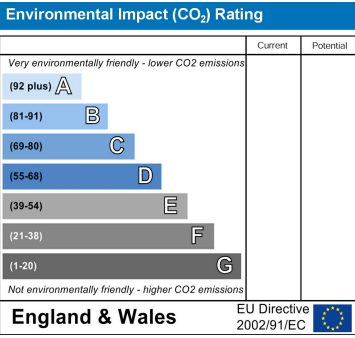
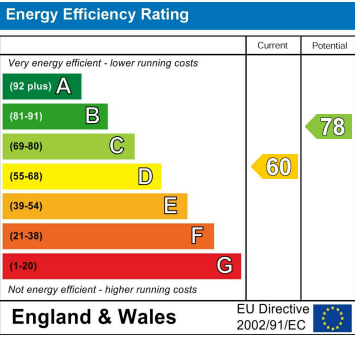
The apartment features a GENEROUSLY SIZED open-plan studio room, providing ample space for both living and working. The modern and contemporary-style kitchen is fully equipped with an electric oven, hob, fridge, and washing machine, offering all the essential appliances for a comfortable lifestyle. The separate bathroom is fitted with a full white bathroom suite, including a shower over the bath, ensuring both functionality and style.

Further benefits of the property include neutral décor throughout, which enhances the feeling of light and space, and modern electric heating, providing efficient warmth during the colder months.

This studio apartment offers a perfect blend of practicality, style, and location, making it an ideal choice for a SINGLE PROFESSIONAL seeking a well-connected and comfortable living space in one of Brighton's most desirable areas.

Offered unfurnished and available immediately.





**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