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## East Street, Brighton, East Sussex BN1 1HQ

### £1,575 PCM

PS&B are delighted to present this superbly located three double bedroom apartment, ideally positioned in the heart of Brighton's iconic South Lanes, just moments from the seafront and surrounded by the city's vibrant shops, cafés, and restaurants.

Occupying the top floor of a charming period conversion, this SPACIOUS apartment offers bright and well-proportioned accommodation throughout.

The property comprises three GENEROUSLY SIZED double bedrooms, each filled with natural light and offering ample space for furnishings. One bedroom benefits from built-in wardrobes, with two overlooking East Street and one positioned to the rear for added privacy.

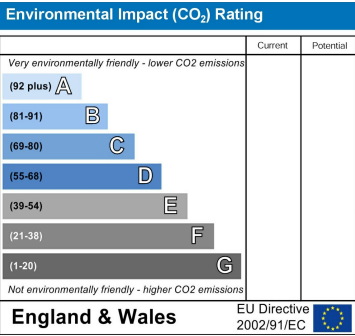
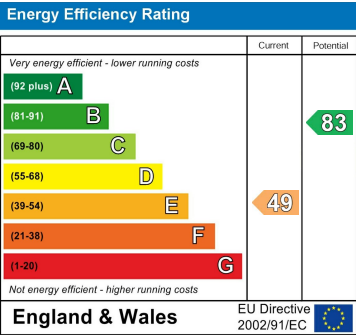
The open-plan living area features a well-equipped kitchen with electric oven and hob, fridge/freezer, and plumbing for a washing machine, complemented by a comfortable lounge space.

A modern shower room completes the accommodation, finished with stylish floor-to-ceiling tiling and contemporary fittings.

This apartment enjoys a truly enviable location - just a short stroll from Brighton Beach and the picturesque promenade, making it ideal for those seeking coastal living with all the conveniences of the city right on their doorstep. Perfectly suited to TWO PROFESSIONAL SHARERS.

Offered unfurnished and available from 7th November 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.

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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