

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171 E: brighton@psandb.co.uk

www.psandb.co.uk



Bond Street, Brighton, East Sussex BN1 1RD

£1,350 PCM

PS&B are delighted to offer to the market this **SPACIOUS AND CHARACTERFUL** two double bedroom split-level apartment, arranged across multiple levels and ideally positioned in one of Brighton's most vibrant central locations. The property has recently undergone a **FULL REDECORATION** and is presented unfurnished, featuring brand-new carpet and vinyl throughout that lend a fresh, contemporary feel while preserving the charm of its period features.

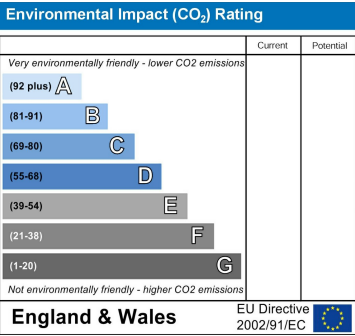
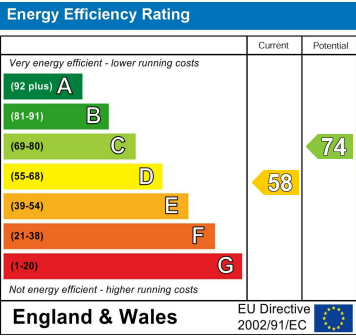
The accommodation includes a **BRIGHT AND AIRY** living room with traditional sash windows, providing generous space for both relaxation and entertaining. The kitchen is well-appointed with sleek gloss white units, modern appliances including a Lamona oven and hob, and finished with stylish grey vinyl flooring. Both bedrooms are **GENEROUSLY PROPORTIONED**, each benefitting from new carpets and excellent natural light. The bathroom is clean and functional, comprising a shower cubicle, ceramic basin, and vinyl flooring.

The apartment's unique layout is enhanced by multiple landings and staircases, contributing to its distinctive character and sense of space. A wall-mounted boiler provides efficient **GAS CENTRAL HEATING** and hot water.

Situated just moments from Brighton's iconic North Laine, the property enjoys unrivalled access to a wide array of independent shops, cafes, restaurants, and excellent transport links, making it an ideal choice for professionals or couples seeking stylish city living in a prime location.

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