



Stone Street, Brighton, East Sussex BN1 2HB £1,300 PCM

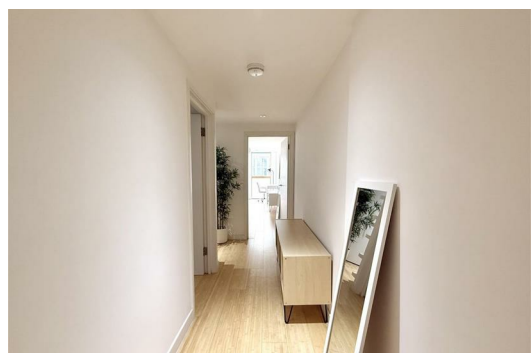
PS&B are delighted to offer this SPACIOUS AND BRIGHT, fully furnished, modern first-floor one double bedroom apartment featuring contemporary design, eco-friendly elements, and a PRIVATE BALCONY. Ideally located close to Western Road's vibrant amenities and within easy reach of Brighton seafront, this property combines style and convenience.

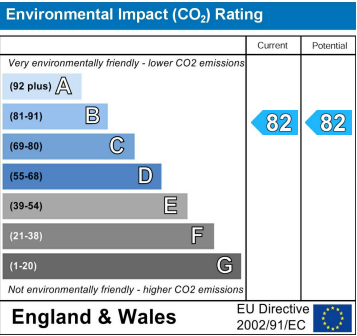
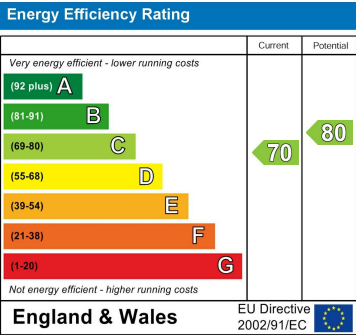
The welcoming hallway leads to a GENEROUSLY SIZED double bedroom positioned at the rear of the apartment. This room is furnished with a double bed featuring storage drawers, a mirrored wardrobe, tall-boy drawers, clothes rail, and a large leaning mirror, creating a practical yet stylish space. The hallway also includes a contemporary shelving unit, leading to the bathroom, which boasts a large walk-in rainfall shower, RAK fittings, heated towel rail, and mirrored storage cabinets for a sleek finish.

At the front of the property, the south-facing open-plan reception area is flooded with NATURAL LIGHT and opens onto a PRIVATE BALCONY complete with outdoor table and chairs, perfect for relaxing or entertaining. The living space includes an L-shaped sofa bed, ideal for guests, along with a desk and chair for home working. The adjoining kitchen is modern and well-equipped, featuring integrated Bosch appliances, halogen hob, oven, tall fridge/freezer, and ample cupboard space. A utility cupboard in the hallway houses the washing machine for added convenience.

This superb apartment offers an excellent location close to Western Road's shops, cafes, and restaurants, and is within easy walking distance of Brighton Station, making it ideal for professionals or those seeking a stylish coastal home.

Offered fully furnished and available immediately.





VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 000

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