



## 31 Cheapside, Brighton, East Sussex BN1 4GZ £1,575 PCM

This BEAUTIFULLY APPOINTED two double bedroom apartment is situated on the fourth floor of a highly sought-after modern development in the heart of Brighton.

Offering exceptional convenience, the property is located moments from Brighton Station and within easy reach of the vibrant North Laine district, renowned for its eclectic mix of shops, cafés, and restaurants. A Sainsbury's supermarket is also nearby for everyday essentials.

The accommodation comprises a STYLISH, MODERN kitchen fitted with integrated appliances, including an electric oven, hob, fridge/freezer, washing machine, and dishwasher. The BRIGHT AND SPACIOUS west-facing reception room provides an inviting living space and opens onto a PRIVATE BALCONY, perfect for enjoying afternoon sun.

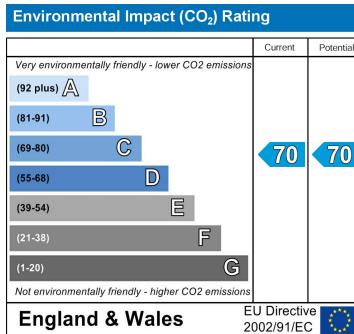
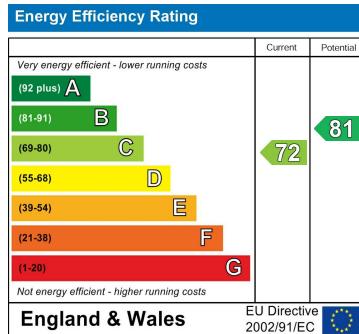
There are two GENEROUSLY PROPORTIONED double bedrooms, each featuring built-in wardrobes for ample storage. The principal bedroom benefits from a SLEEK EN-SUITE SHOWER ROOM, while the second bedroom is served by a large, modern bathroom complete with a full suite and shower over the bath.

Additional features include lift access and a SUPERB COMMUNAL ROOF TERRACE, offering panoramic views across Brighton & Hove.

This property combines contemporary design with an unbeatable location, making it an ideal choice for professionals or those seeking a stylish city lifestyle.

Offered unfurnished and available from mid January 2026.





**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

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