

32 Queens Road, Brighton, BN1 3YE

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

www.psandb.co.uk



Grove Villa, Brighton, East Sussex BN1 3TT

£1,300 PCM

A SPACIOUS AND BRIGHT one double bedroom apartment located on the second floor of a well-maintained purpose-built building in the highly sought-after Seven Dials area. This prime location offers easy access to Brighton Station, Preston Park, and a wide range of local amenities, making it ideal for commuters and those seeking vibrant city living.

The property features a bright and GENEROUSLY PROPORTIONED layout, including a double-aspect reception room with attractive sloped ceilings that create a sense of character and space. The apartment boasts a modern kitchen, fully equipped with a electric oven, gas hob, fridge/freezer, and washing machine, providing everything needed for convenient day-to-day living.

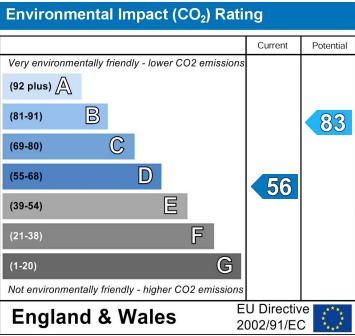
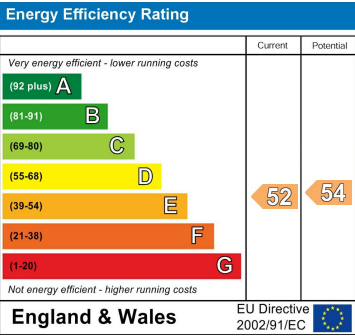
The accommodation further comprises a spacious double bedroom and contemporary bathroom fitted with an electric power shower over the bath.

Additional benefits include GAS CENTRAL HEATING, ample storage throughout, and the added convenience of a first-come, first-served PARKING SPACE located directly in front of the building.

This property combines modern upgrades with a desirable location, offering comfort, practicality, and excellent transport links.

Offered unfurnished 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