



## East Street, Brighton, BN1 1HQ

£1,875 Per month



- Newly modernised
- Central Location
- Unfurnished
- New carpets throughout
- Intergrated appliances



- Juliette Balcony
- GFCH
- En-suite
- Finished to a high standard
- Two double bedrooms



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### Summary

Nestled in the heart of Brighton on East Street, this newly modernised flat offers a perfect blend of contemporary living and convenience. Boasting two well-appointed bedrooms and two stylish bathrooms, this property is ideal for professionals, couples, or small families seeking a vibrant urban lifestyle.

Situated on the first floor, the flat benefits from an abundance of natural light, creating a warm and inviting atmosphere throughout. The modernisation has been thoughtfully executed, ensuring that every corner of the home reflects a fresh and contemporary aesthetic. The property is equipped with gas-fired central heating, providing comfort during the cooler months.

The central location of this flat means you are just a stone's throw away from Brighton's bustling shops, cafes, and cultural attractions. Whether you fancy a leisurely stroll along the iconic seafront or wish to explore the

### Lounge

(14'3 x 15'4) ((4.34m x 4.67m))  
Spacious lounge with wooden effect flooring. Small under window radiators. Brown wooden affect flooring

### Kitchen

Brand new fitted beige kitchen with black fittings with plenty of storage space. Dark marble effect worktops. Ceramic hob, oven, and integrated dishwasher, fridge freezer.

### Bedroom 1

(11 x 15'8) ((3.35m x 4.78m))  
Good size double bedroom with two built in wardrobes. New grey carpets and white venetian blinds. Door leading to main bathroom

### Bathroom

Fresh white tiled bathroom with bath and overhead shower. WC, wash hand basin, mirror vanity unit and towel rail.

### Bedroom 2

(9 x11'5) ((2.74m x3.48m))  
Double bedroom with large built in wardrobe. New grey carpets and white venetian blinds. Access to en-suite shower room.

### Ensuite

White tiled en-suite bathroom with shower cubicle wash, mirror vanity unit, wash hand basin, WC and towel rail.

### Useful Information

EPC - B  
Council Tax - TBC  
Parking Zone -

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          | <b>84</b> | <b>84</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

