



## College Terrace, Brighton, BN2 0EE

£1,100 Per month



- Located in Kemp Town
- Kitchen with space for Dining area
- Close to Hospital



- Bright Double Bedroom
- Electric heating
- South facing



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### Summary

Welcome to this charming top-floor, unfurnished one-bedroom flat in the heart of Kemp Town, located on College Terrace. This delightful property boasts a newly decorated interior with new carpets, offering a cosy and inviting atmosphere for its future residents.

Situated in a converted flat, this home features one reception room, double Bedroom, Shower Room and Kitchen Diner.

One of the highlights of this property is its prime location. Nestled in the vibrant Kemp Town area, residents will have easy access to local bars, restaurants, and shops, adding a touch of convenience to everyday living. For those who rely on public transport, bus services are conveniently located nearby, making commuting a breeze.

### Bedroom

13x9 (3.96mx2.74m)  
Double bedroom with feature fireplace. Neutral Décor

Council Tax- B  
Parking Zone- H  
EPC- E

### Bathroom

Tiled shower room with Shower cubicle, wash hand basin and w/c

### Kitchen

10x7 (3.05mx2.13m)  
Modern Kitchen, white gloss units with dark grey worktops.  
Plumbing for washing machine.

### Lounge

13x9 (3.96mx2.74m)  
Bright lounge with feature fireplace. Neutral Décor

### Useful Information

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	42
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

