



## Kingscote Way, Brighton

Per Month  
£1,950 Per Month

- A WELL PRESENTED TWO DOUBLE BEDROOM APARTMENT
- NO ONWARD CHAIN
- MOMENTS FROM BRIGHTON STATION AND THE NORTH LAINES
- COMMUNAL GARDENS & ROOF TERRACE
- AVAILABLE NOW
- IDEAL CENTRAL BRIGHTON LOCATION
- TWO BATHROOMS
- EPC REGISTER C RATING

Robert Luff & Co are delighted to offer to the rental market this well presented two bedroom apartment located on the fourth floor of this popular residential development located in the heart of Brighton.

The New England Quarter is ideally placed for commuters with Brighton station right on the doorstep.

A wide range of shops, bars, cafes and restaurants can be found in the vibrant North Laine conservation area.

Accommodation offers:

Open plan kitchen/living area, two double bedrooms, one benefiting from an en suite and modern fitted bathroom and communal gardens and roof terrace.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
Sales | Lettings | Commercial



## Accommodation

Entrance Hall

Kitchen/Living/Dining 25'11 x 10'9 (7.90m x 3.28m)

Bedroom One 13'9 x 10'5 (4.19m x 3.18m)

En-Suite

Bedroom Two 11'10 x 10'5 (3.61m x 3.18m)

Bathroom



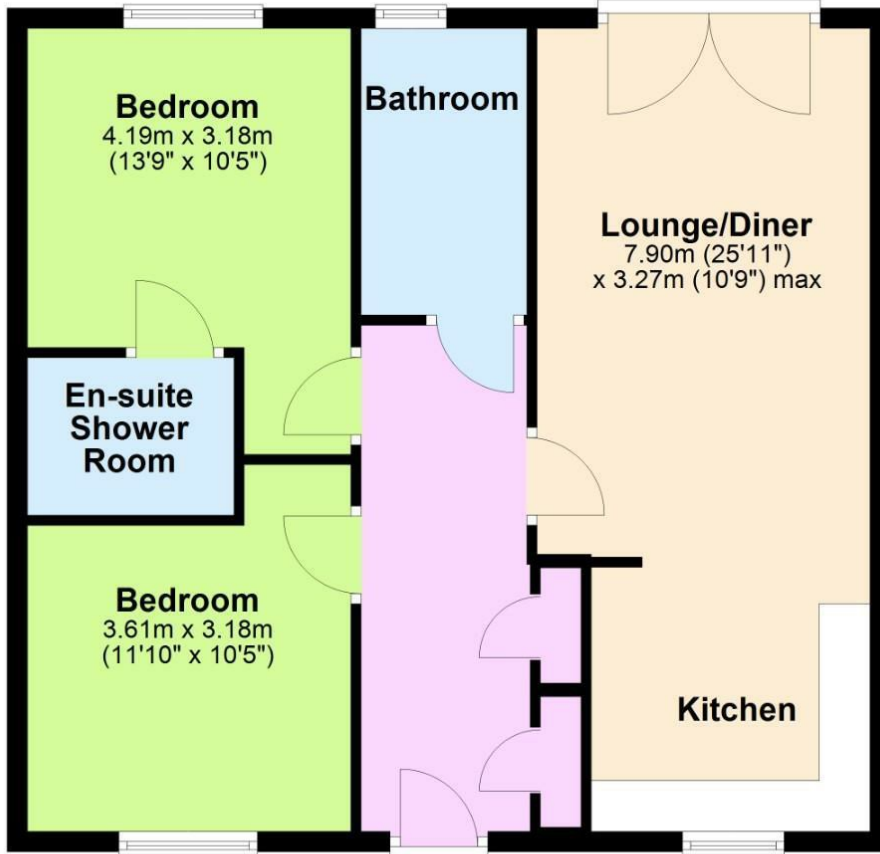
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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### Floor Plan

Approx. 65.4 sq. metres (704.4 sq. feet)



Total area: approx. 65.4 sq. metres (704.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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			
		78	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</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 environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.