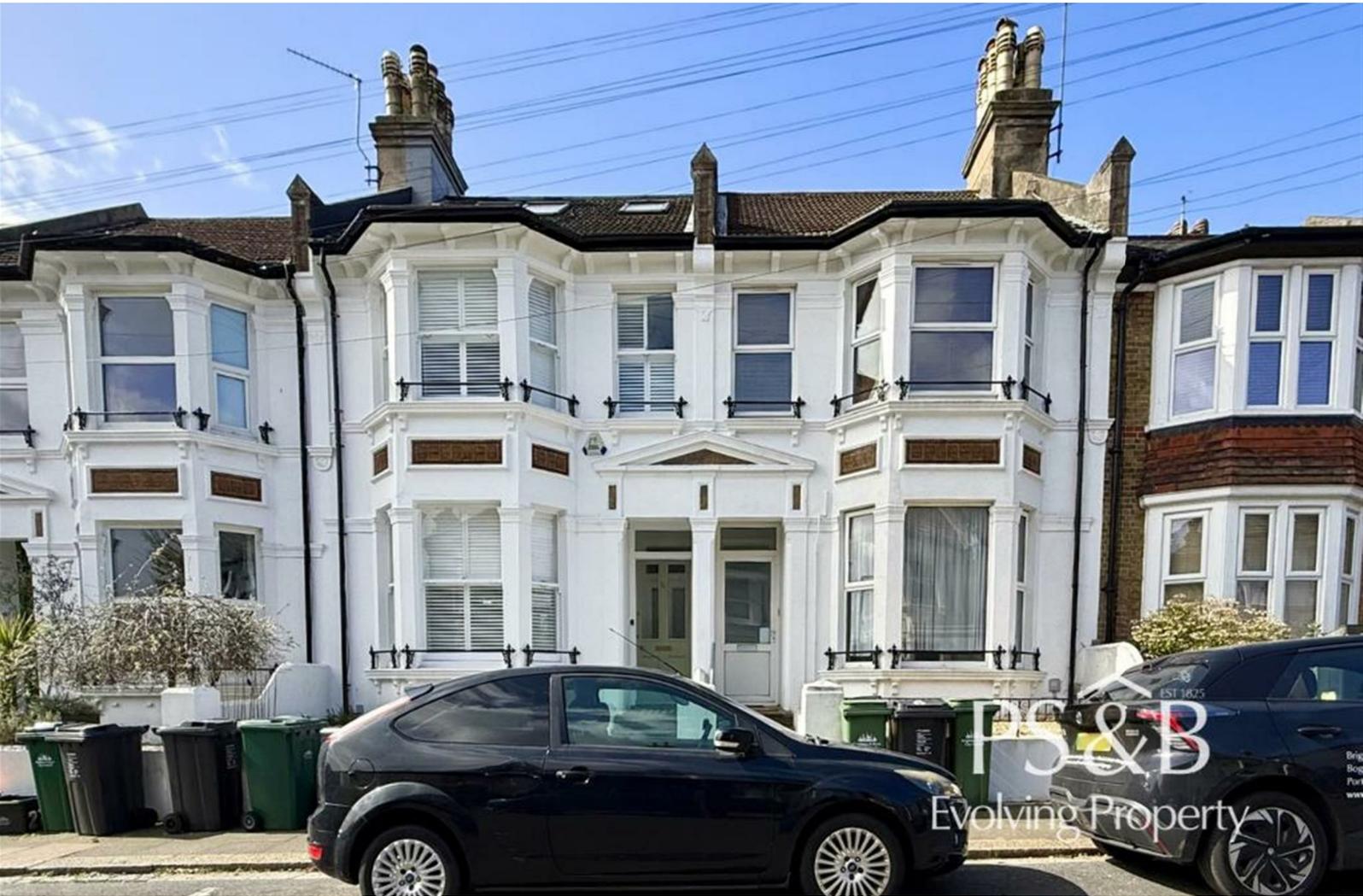


32 Queens Road, Brighton, BN1 3YE

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

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Compton Road, Brighton, East Sussex BN1 5AL £1,600 PCM

This well-presented two double bedroom flat benefits from a PRIVATE GARDEN and is located in a highly sought-after residential area of Brighton, only a short distance from Preston Park Railway Station.

The accommodation comprises a BRIGHT AND SPACIOUS reception room featuring attractive bay windows with views onto Compton Road, along with a GENEROUSLY PROPORTIONED main double bedroom complete with built-in wardrobes and a large garden-facing window. The property includes a MODERNISED KITCHEN fitted with an electric oven, gas hob, ample storage, and space for additional appliances (not supplied). From the kitchen, direct access is provided to the raised SOUTH-WEST-FACING PRIVATE GARDEN.

A CONTEMPORARY WHITE BATHROOM SUITE, fully tiled from floor to ceiling and fitted with a shower over the bath, enhances the interior specification. A second WELL-SIZED DOUBLE BEDROOM is positioned at the rear of the property. Further benefits include GAS CENTRAL HEATING.

The property is situated in a desirable location, offering convenient access to a range of local amenities, excellent transport links, and close proximity to Preston Park Station. It is offered unfurnished and available immediately.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	77
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



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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