



UPPER ROCK GARDENS BRIGHTON BN2  
£1,800 PER MONTH AVAILABLE NOW

Hamptons

THE HOME EXPERTS

# { THE PARTICULARS

Upper Rock Gardens Brighton BN2

£1,800 Per Month  
Unfurnished

 2 Bedrooms  
 2 Bathrooms  
 1 Reception

## Features

- Private Patio Garden, - Parking Permit  
Zone C, - 2 En-suites, - Regrets No  
Sharers,  
- Close to Seafront, - Private Entrance, -  
Council Tax Band A  
Council Tax  
Council Tax Band A

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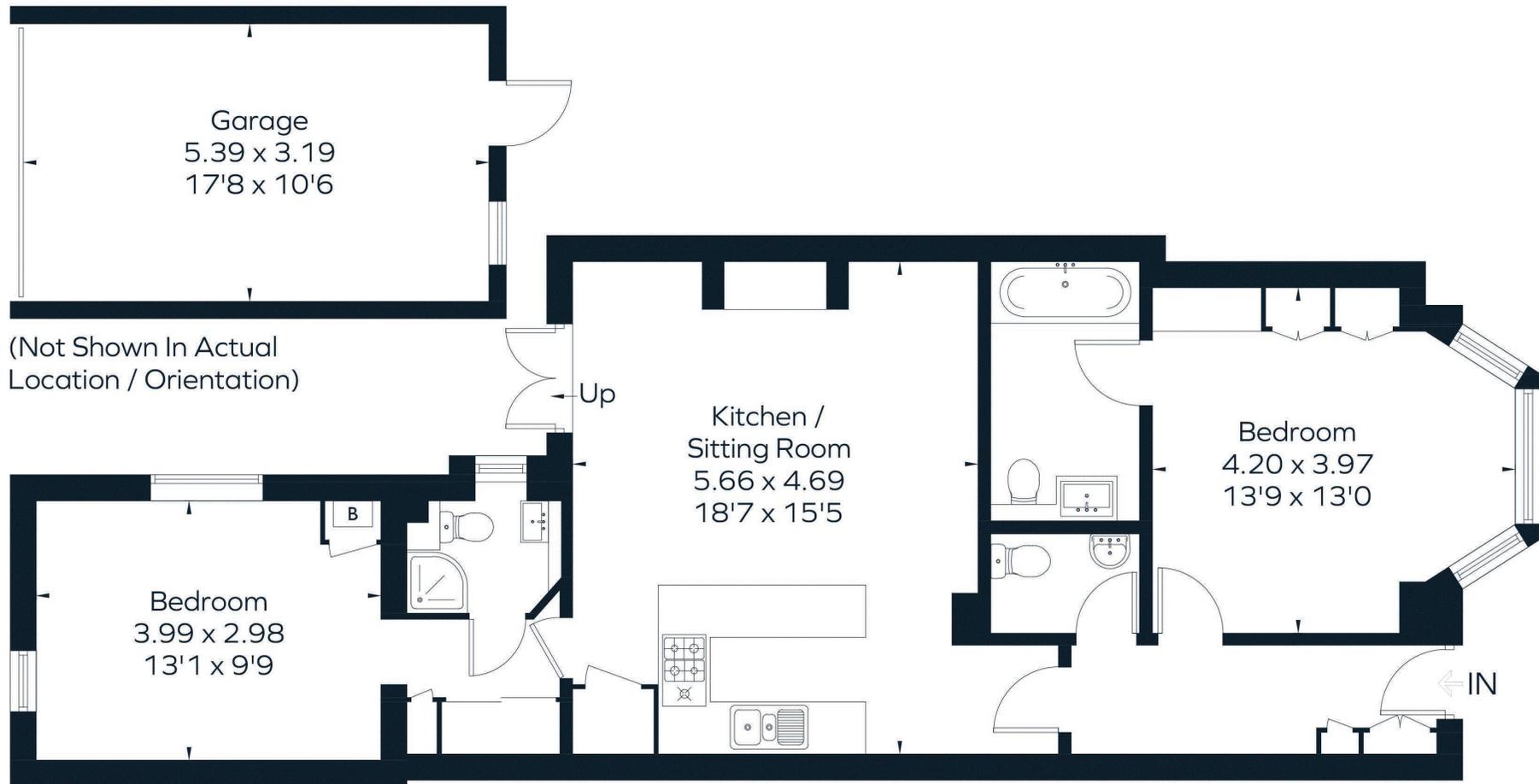
## { A 2 BEDROOM GARDEN FLAT WITH GARAGE IN THE HEART OF KEMP TOWN

### The Property

A spacious 2-bedroom lower ground floor flat in the heart of Kemp Town, Brighton, available to rent. The large open-plan kitchen and living room features charming exposed brickwork and French doors that open onto a private garden, offering a peaceful outdoor space. The kitchen is fully equipped with an integrated microwave, fridge, dishwasher, gas hob, and electric oven. The front bedroom includes an en-suite bathroom and built-in wardrobes, while the rear bedroom has an en-suite shower room and additional built-in storage. A handy utility/cloakroom houses the washing machine for convenience. The property benefits from resident parking and a garage with an electric up-and-over door. Located just moments from the seafront, and within easy reach of American Express and Royal Sussex Hospital, this flat offers the perfect combination of comfort and location. Don't miss the opportunity to make this your new home! We understand that mains services are connected for Gas, Electric & Water. Council Tax Band A.



Approximate Area = 76.0 sq m / 818 sq ft  
 Garage = 17.2 sq m / 185 sq ft  
 Total = 93.2 sq m / 1003 sq ft  
 Including Limited Use Area (0.3 sq m / 3 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 296260

**For Clarification**  
 We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
100-100	A		
80-100	B		
60-80	C		
40-60	D		
20-40	E	70	78
10-20	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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