



## 17 SUSSEX SQUARE BRIGHTON, BN2 5AA

£1,600 PCM

Superb two bedroom fully furnished apartment located in the sought after Sussex Square. Occupying the entire top floor of this attractive period building, the apartment has been well maintained throughout, with well proportioned rooms and high ceilings combining to allow plenty of natural light. The accommodation comprises; two double bedrooms with built in storage, large living room, fully integrated kitchen and modern four-piece bathroom suite. The apartment comes fully furnished or unfurnished to a high standard but furnishings can be removed if preferred.

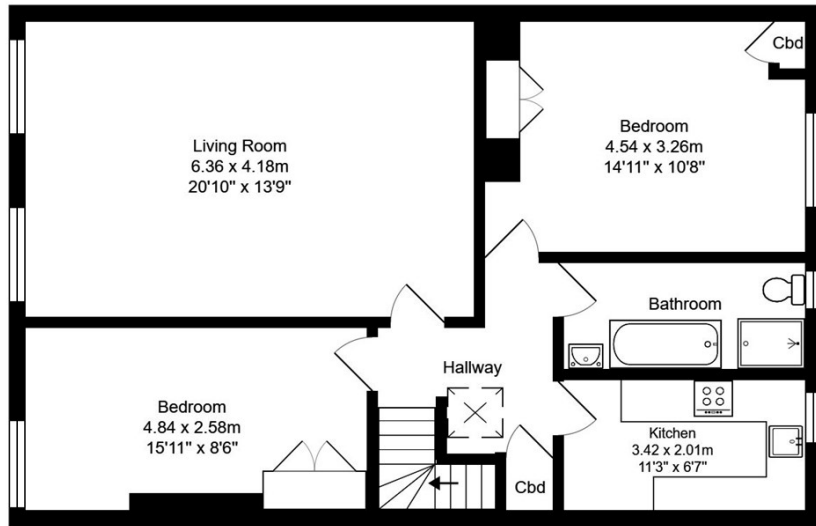
The location speaks for itself being perfectly positioned to enjoy all the city has to offer whilst also benefitting from Sussex Square's private garden's with access for residents only.

# Nicholas James

SALES LETTINGS AUCTIONS







Sussex Square

Total Area: 83.0 m<sup>2</sup> ... 893 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Lettings  
 Ground Floor 8 The Drive  
 Hove  
 East Sussex  
 BN3 3JA

01273 917915  
 hello@nicholasjamesproperty.co.uk  
 www.nicholasjamesproperty.co.uk

Nicholas  
 James

SALES LETTINGS AUCTIONS