



Flat 1, 17a Black Lion Street, Brighton, BN1 1ND

£1,500 Per month

Nestled in the heart of Brighton's iconic Lanes, this beautifully refurbished one-bedroom top-floor apartment offers stylish modern living in one of the city's most desirable and vibrant locations. With cafés, restaurants, independent shops, and the seafront all moments away, this is an ideal home for professionals seeking convenience and charm in equal measure.

Communal Entrance

Private front door from Black Lion Street leads to a well-maintained communal hallway and stairs to the upper floors.

Entrance Hall

Welcoming hallway with wood-effect flooring, ceiling downlighters, wall-mounted electric heater and doors to all principal rooms.

Open Plan Living Area

12'0" x 12'11" (3.67m x 3.95m)

right and spacious living area with a westerly aspect overlooking Black Lion Street. Two Velux windows flood the room with natural light.

Kitchen

11'5" x 8'10" (3.5m x 2.7m)

The kitchen area is fitted with a range of contemporary wall and base units, stainless steel sink and drainer with mixer tap, electric oven, four-ring hob, extractor fan, Indesit washing machine, and Hotpoint fridge. Wood-effect flooring and ceiling downlighters complete the space.

Bedroom

17'2" x 10'11" (5.24m x 3.34m)

A delightful double-aspect bedroom featuring a unique triangular double-glazed window overlooking Black Lion Street, and a high-level window providing attractive rooftop and chimney pot views. Wall-mounted heater and ceiling lighting.

Shower Room

9'10" x 9'4" (3.01m x 2.87m)

A spacious, newly fitted shower room comprising a double walk-in shower cubicle with sliding glass screens, low-level WC with push flush, and wash basin with storage beneath. Heated towel rail, extractor fan, ceiling downlighters, part-tiled walls, wood-effect flooring, and a useful built-in storage cupboard.

Other Information

UNFURNISHED

AVAILABLE DATE: 01.04.2026

COUNCIL TAX BAND: Tax band TBC

LOCAL AUTHORITY: Brighton and Hove

PARKING: Permit parking Zone Z

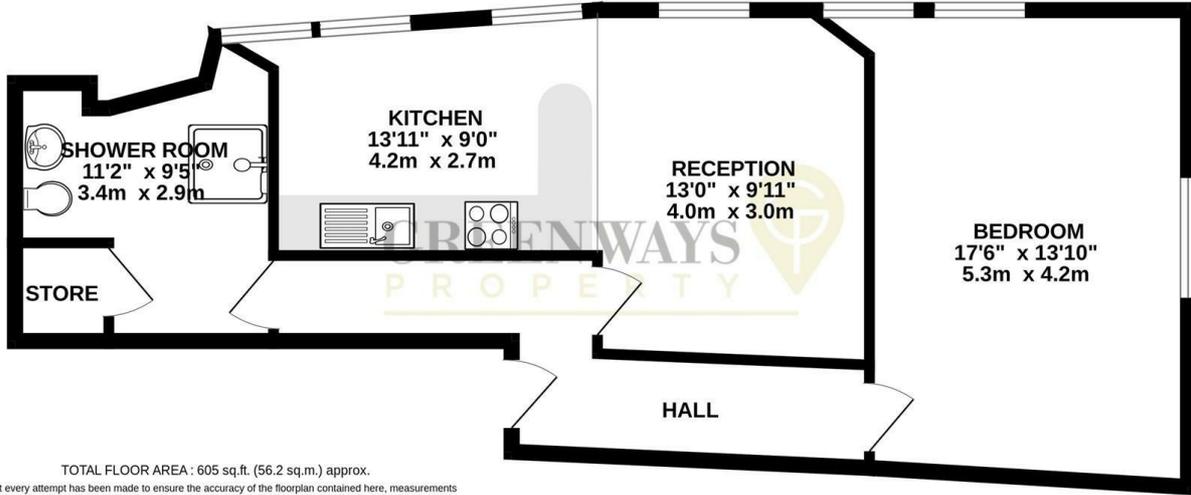
HOLDING DEPOSIT: £369.23

DEPOSIT: £1,846.15

TENACY LENGTH: 12 Months

Floor Plan

SECOND FLOOR 605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

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			
England & Wales		EU Directive 2002/91/EC	

PLEASE NOTE:

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

- All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
- Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
- Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
- The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

Greenways Property, Shoreham-by-Sea, West Sussex, BN43 6HR
Tel: 01273 28 68 98 Email: info@greenwaysproperty.com www.greenwaysproperty.com