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## ROOM 21 Stone Street, Brighton, BN1 2HB

### £950 PCM

Located in the heart of Brighton Town Centre being moments from Churchill Square shopping, five minutes to Brighton beach and a short walk to Brighton mainline station. This self contained room comprises of a bed, wardrobe, table and chairs, kitchenette and en-suite shower room. On each floor of the property there is a communal kitchen with cooking facilities and seating if required. There is also one LARGE communal laundry room and a LIFT. WIFI, water, gas and electricity is included. Deposit £1050. Council Tax Brighton & Hove Band: A ([brighton-hove.gov.uk](http://brighton-hove.gov.uk)) Available from 25th March.

**Studio room**

22'4 x 13'1 (6.81m x 3.99m)  
THIRD Floor A lovely bright room with single bed, kitchenette, wardrobe, table with 2 chairs, entry phone, double glazed window

**En Suite Shower Room**

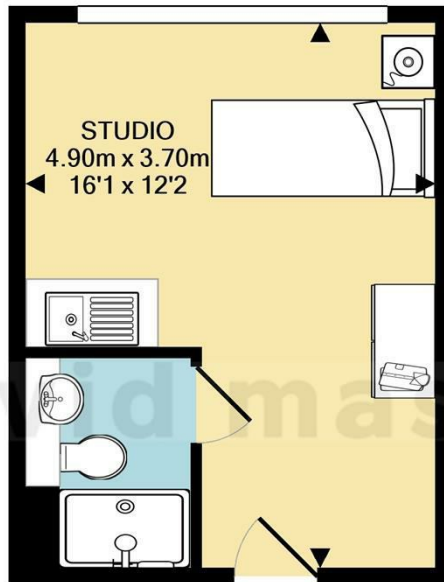
A modern shower cubicle with electric shower, wash hand basin and low flush toilet,



THIRD FLOOR KITCHEN/DINING  
44.8 sq.m. (482 sq.ft.) approx.



TOTAL FLOOR AREA: 44.8 sq.m. (482 sq.ft.) approx.  
The above information is for general information only and does not constitute an offer of any property. The information is provided for your information only and is not intended to be relied upon. The information is provided for your information only and is not intended to be relied upon. The information is provided for your information only and is not intended to be relied upon.



### TOTAL APPROX. FLOOR AREA 18.3 SQ.M. (197 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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#### IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

| 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                     |         |           |

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

#### IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

### COVERING THE CITY

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