

32 Queens Road, Brighton, BN1 3YE

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[www.psandb.co.uk](http://www.psandb.co.uk)



## College Place, Brighton, East Sussex BN2 1HN £1,100 PCM

This BRIGHT AND SPACIOUS first-floor one double bedroom apartment has been newly redecorated and recarpeted, and is situated within an attractive period conversion in the heart of Kemp Town Village - one of Brighton's most vibrant and characterful neighbourhoods. Renowned for its independent cafés, boutique shops, lively community atmosphere and close proximity to the seafront, Kemp Town offers an appealing blend of coastal living and city convenience.

The property of which is situated on the first floor, features a generous south-facing, double-aspect reception room with bay windows, high ceilings and built-in shelving, creating a LIGHT-FILLED AND ELEGANT LIVING SPACE. A separate modern kitchen is fitted with contemporary units and includes a halogen hob, oven, fridge and washing machine. Steps lead down to the quiet double bedroom located at the rear of the property, providing a peaceful retreat. A sleek full bathroom suite with shower over bath completes the accommodation.

Further benefits include easy walking distance to the Royal Sussex County Hospital and excellent transport links to the city centre. With its DESIRABLE LOCATION, period charm and recently refreshed interiors, the property offers an ideal home in one of Brighton's most sought-after and energetic districts.

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		48	
(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		30	
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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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