



## 7, 22 Vernon Terrace, Brighton, BN1 3JH

**£1,350 Per month**

A well-presented second-floor flat offering bright and characterful accommodation in Hove. The property features an L-shaped open-plan kitchen/reception room with sash window and attractive rooftop and chimney-pot views, a well-proportioned bedroom with excellent built-in storage, and a modern white bathroom suite. Further benefits include a door entry system, additional storage throughout and fitted kitchen appliances.

### Entrance Hall

Door entry system with communal staircase rising to the second floor. The private front door opens into the entrance hall, with doors leading to the principal rooms.

### Bedroom

10'8 x 9'6 (3.25m x 2.90m )

Approached via an inner lobby with useful high-level storage, coat hanging space and radiator, with steps leading down into the bedroom. A well-proportioned room featuring two built-in double wardrobes with additional storage to the side and above. Further storage cupboard and sash window enjoying attractive rooftop and chimney-pot views across Hove.

### Bathroom

7'2 x 5'7 (2.18m x 1.70m)

Fitted with a white suite comprising panelled bath with shower over and glass screen, wash basin and WC. Part-tiled walls, ceramic tiled flooring, coved ceiling and extractor fan.

### Living Room

11' x 10'7 (3.35m x 3.23m)

A bright L-shaped open-plan living space with a sash window enjoying rooftop and chimney-pot views across Hove. The reception area features alcove shelving, coved ceiling, wall-mounted radiator and useful high-level storage. A further cupboard houses the consumer unit, electric meter and boiler.

### Kitchen

7'1 x 6'2 (2.16m x 1.88m )

The kitchen is fitted with a range of wall and base units complemented by roll-top work surfaces and tiled splashbacks. Stainless steel sink and drainer with mixer tap, electric oven with four-ring electric hob, washing machine and fridge. Further alcove shelving provides additional storage and display space.

### Other Information

UNFURNISHED

Available date: 28th August 2026

Council Tax: Band A

Local Authority: Brighton and Hove City Council

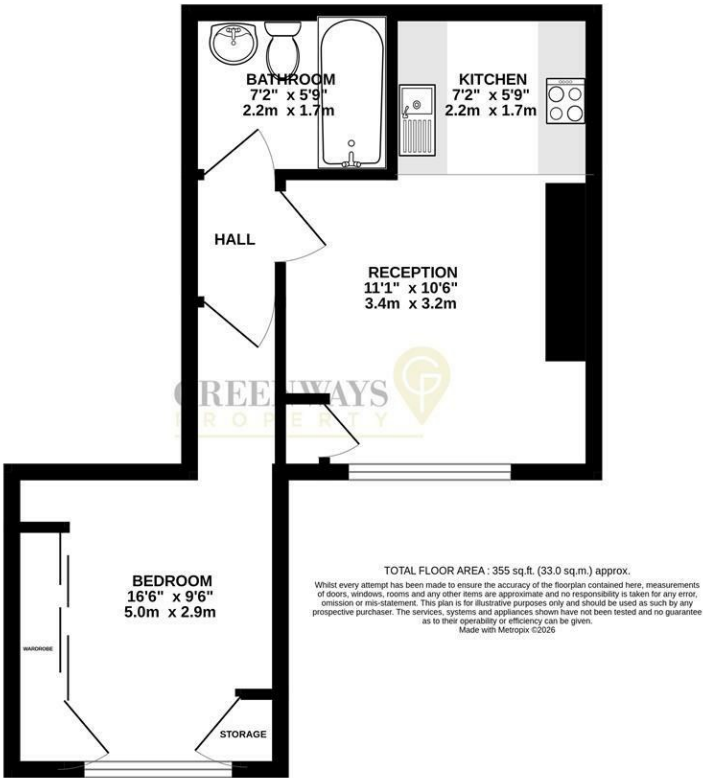
Parking: Parking Zone Y

Holding deposit: £312

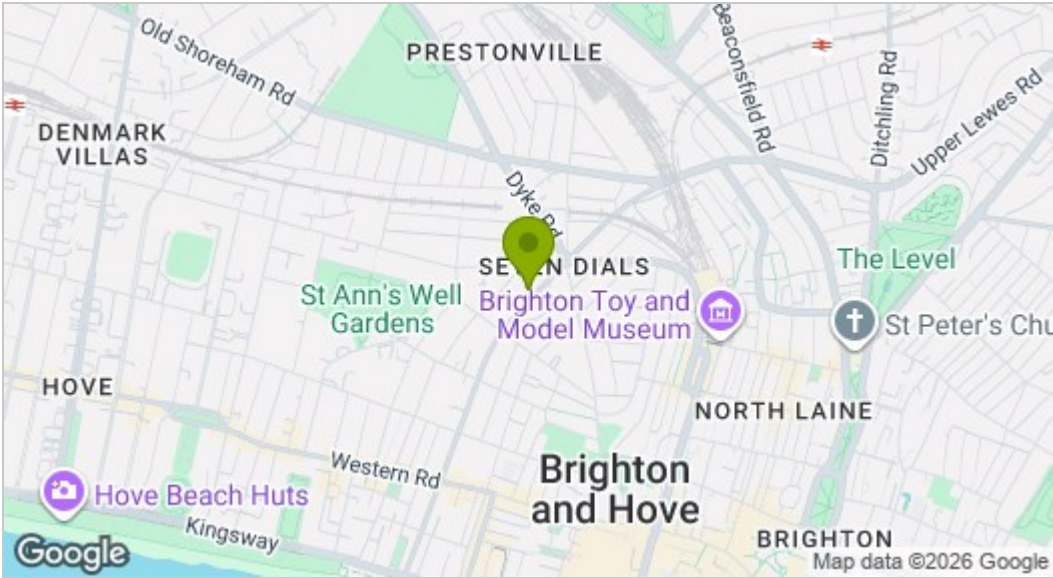
Dilapidations Deposit: £1,560

Floor Plan

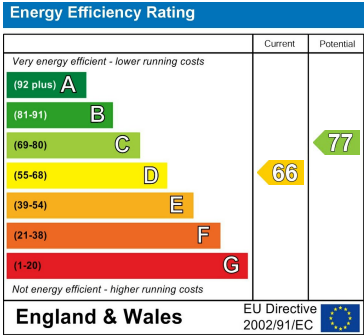
SECOND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



Area Map



Energy Efficiency Graph



PLEASE NOTE:

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

1. 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.
2. 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).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. 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](mailto:info@greenwaysproperty.com) [www.greenwaysproperty.com](http://www.greenwaysproperty.com)