

32 Queens Road, Brighton, BN1 3YE

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## Clarence Square, Brighton, East Sussex BN1 2ED £1,300 PCM

A WELL-PRESENTED AND MODERNISED two bedroom second and third floor split-level apartment, superbly located in the heart of Brighton city centre and just moments from the seafront, overlooking the vibrant and well-known Western Road.

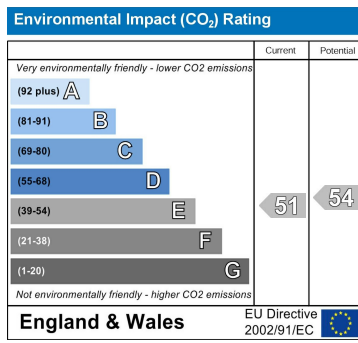
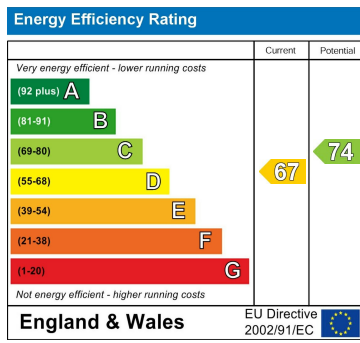
The property offers BRIGHT, FLEXIBLE ACCOMMODATION ACROSS TWO LEVELS. The first floor features a generous open-plan living and dining area, designed for modern city living and complemented by a contemporary kitchen fitted with an electric oven and hob, integrated fridge/freezer, washing machine and dishwasher. Also on this level is a versatile single bedroom or study, benefiting from a skylight that fills the space with natural light - ideal for home working or occasional use as a guest room.

The upper level comprises a WELL-PROPORTIONED double bedroom, along with a sleek, fully tiled modern bathroom fitted with an electric shower (shower only).

Positioned directly on Western Road, the property is perfectly placed to enjoy everything Brighton has to offer, with an array of popular shops, cafés, restaurants and bars on your doorstep, excellent public transport links, and the seafront just a short walk away. Double-glazed windows help balance city convenience with comfort, making this an ideal home for those seeking an energetic and well-connected lifestyle.

Offered unfurnished and available from 5th June 2026.





**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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