

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171 E: brighton@psandb.co.uk

www.psandb.co.uk



Waterloo Street, Brighton, East Sussex BN3 1AQ

£1,350 PCM

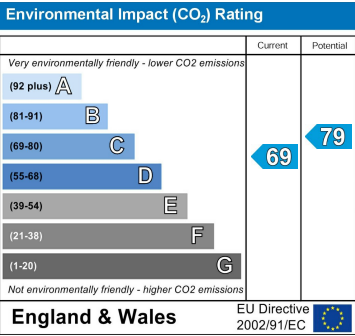
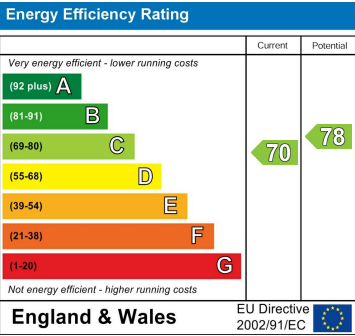
This neutrally decorated two double bedroom lower ground floor flat boasts a PRIVATE PATIO GARDEN and is superbly located, just a short walk from both the Brighton & Hove seafront and a range of local amenities. The accommodation includes a GENEROUSLY SIZED double bedroom at the front of the property, providing ample space and natural light. At the rear, there is a smaller double bedroom, which benefits from BUILT-IN WARDROBES and an en-suite shower room and direct access to the private patio garden, offering a peaceful and private outdoor space.

The flat features a fairly spacious OPEN-PLAN LIVING ROOM and kitchen, ideal for modern living. The kitchen comes equipped with appliances, making it easy to cook and entertain in the comfortable living area. The main bathroom is fitted with a shower over the bath, providing both convenience and functionality.

Additional benefits of the property include GAS CENTRAL HEATING, ensuring warmth and comfort throughout the year, and wooden flooring, which adds to the character and charm of the flat. This well-located property offers a perfect balance of quiet living with easy access to the vibrant lifestyle of Brighton and Hove, making it an ideal choice for those seeking a convenient and stylish home.

Offered unfurnished and available immediately.





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