

32 Queens Road, Brighton, BN1 3YE
T: 01273 326171 E: brighton@psandb.co.uk
www.psandb.co.uk



Guildford Road, Brighton, East Sussex BN1 3LU £1,300 PCM

A BRIGHT AND SPACIOUS two double bedroom period conversion, ideally positioned just moments from Brighton Railway Station, offering exceptional convenience in a highly sought-after location.

This charming property features a WELL PROPORTIONED open-plan living area incorporating a modern kitchen equipped with an electric oven, gas hob, fridge, and washing machine. The bathroom has been tastefully modernised, fully tiled from floor to ceiling, and includes a shower over the bath for added practicality.

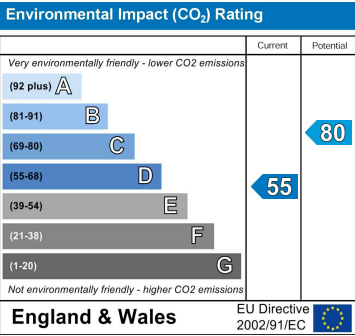
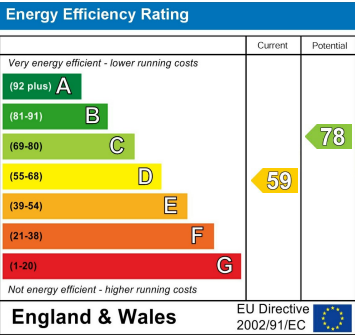
The accommodation comprises two GENEROUSLY SIZED double bedrooms. One bedroom benefits from attractive bay windows and a decorative fireplace, adding character and period charm to the space.

Additional advantages include GAS CENTRAL HEATING, ensuring comfort throughout the year.

Situated in a superb central Brighton setting, the property is only a minutes walk from Brighton Railway Station, providing excellent transport links for commuters. Despite its prime location, the home is positioned within a quiet residential area, offering peace and tranquillity. The vibrant city centre, with its array of amenities including restaurants, cafés, shops, and Brighton's renowned nightlife, is also within easy reach.

Offered unfurnished and available for immediate occupancy, this property delivers the perfect balance of modern living and period character in one of Brighton's most desirable locations.





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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