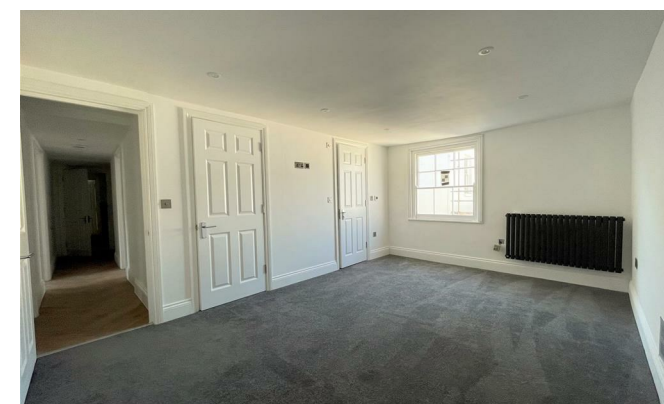




**Stanfords**  
Estate Agents



## Clarence Yard , Brighton BN1 1GT

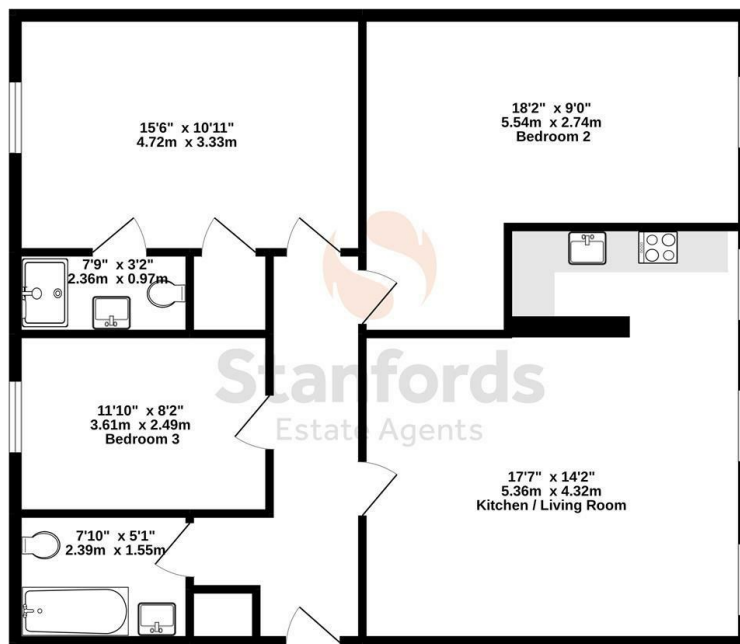
- Available August 2024
- Student and Professional Friendly
- Integrated Kitchen Appliances
- Furnished / Unfurnished
- VIDEO LINK
- Penthouse with Lift Access
- Three Double Bedrooms
- Two Bathrooms
- Located within The Lanes

**£2,800 PCM**

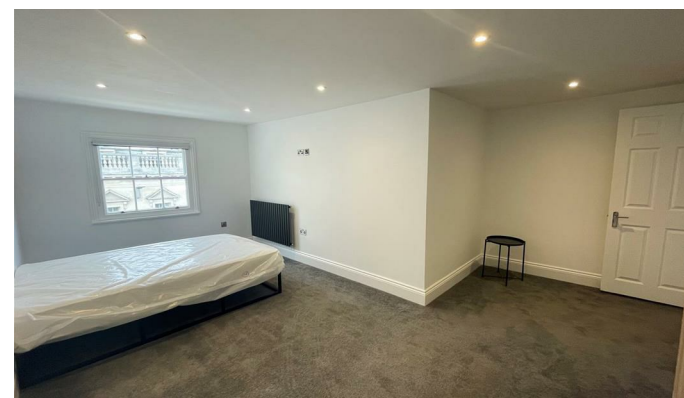


**Local Authority** Brighton &  
**Hove City Council**  
**Council Tax Band D**  
**EPC Rating C**

TOP FLOOR  
1140 sq.ft. (105.9 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C2022



**Moretons Lettings Office**  
30-31 North Street, Brighton,  
East Sussex, BN1 1EB

### Contact

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.