



**Stanfords**  
Estate Agents

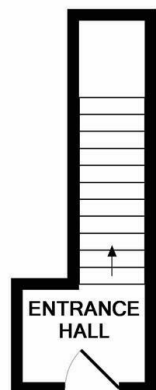


## **Nile Street** , Brighton BN1 1HW

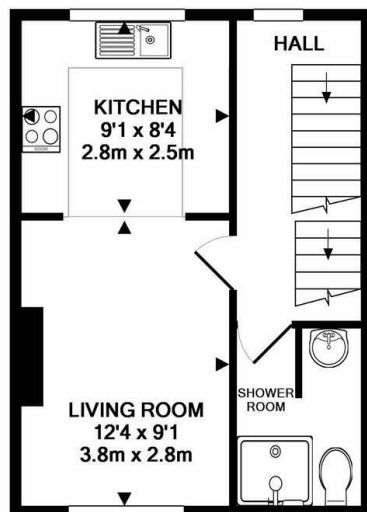
- Available JUNE 2024
  - Private Entrance
- One Double Bedroom
- Location in Brighton Lanes
  - Call Now To View
- Arranged Over Two Floors
  - Built in White Goods
  - Built in Wardrobes
  - Unfurnished

**£1,200 PCM**

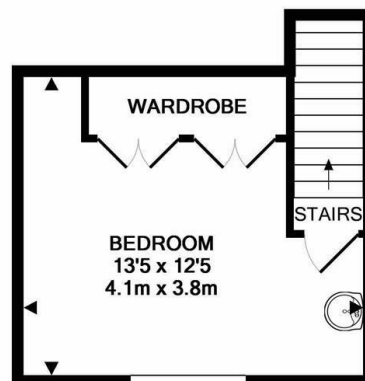
Local Authority  
Council Tax Band A  
EPC Rating C



GROUND FLOOR  
APPROX. FLOOR  
AREA 61 SQ.FT.  
(5.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 301 SQ.FT.  
(28.0 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 199 SQ.FT.  
(18.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 562 SQ.FT. (52.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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.