



**Stanfords**  
Estate Agents



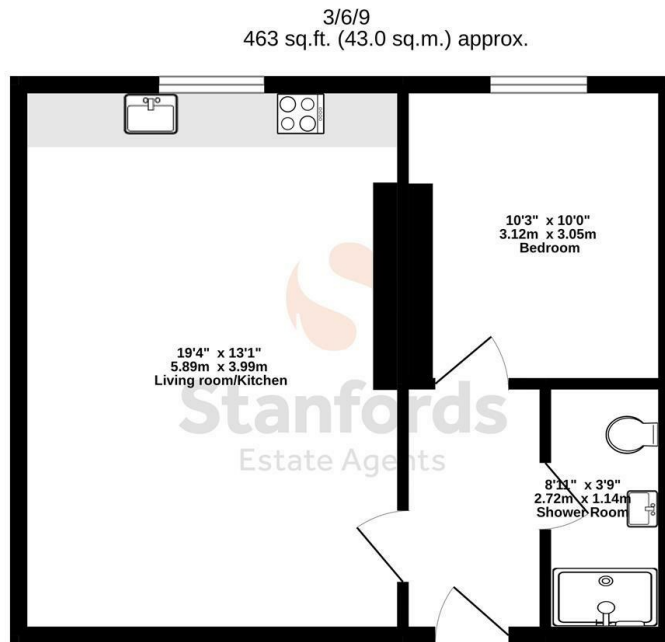
## Clarence Yard , Brighton BN1 1EP

- Available NOW!
- Moments away from the town centre
- Built In Appliances
  - Lift Access
- Students welcome!
- Integrated appliances
- Furniture option available!
- Close to all local transport links.

**£1,525 PCM**



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



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 misstatement. 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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**Moretons Lettings Office**  
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### 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.