



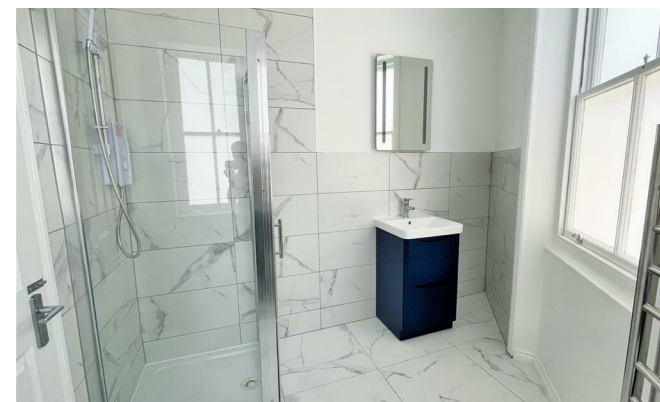
**Stanfords**  
Estate Agents



## Clarence Yard , Brighton BN1 1EP

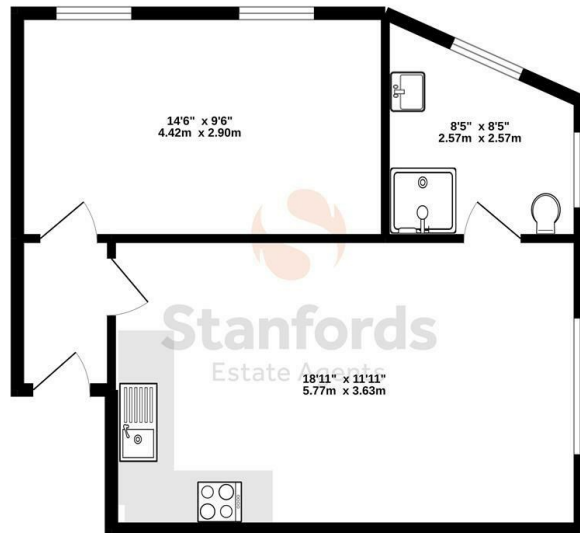
- STUDENTS WELCOME!
- One Double Bedrooms
- Integrated Kitchen Appliances
  - Centre of Brighton
- Available October 2024
  - High Ceilings
  - Lift Access
- Furniture options available

**£1,550 PCM**



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

2/5/8



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.  
Made with Mettler 12/02/22



**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.