



## Clarence Yard

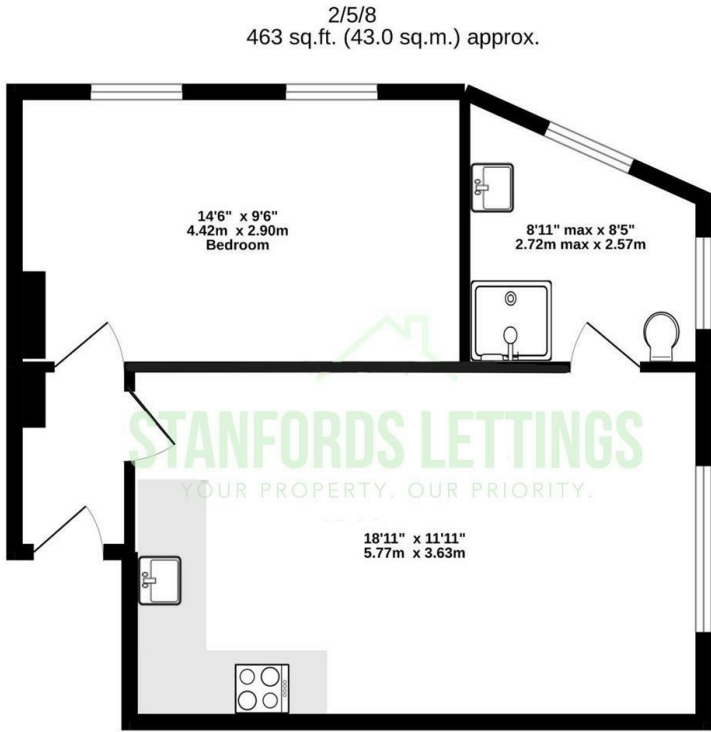
, Brighton BN1 1GT

- AVAILABLE 16TH OF OCTOBER
  - One Double Bedrooms
    - Top Floor
    - Centre of Brighton
  - Furniture Option Available
- Integrated appliances
- Close to all transport links
  - Lift Access
- Kitchen Appliances

**£1,395 PCM**



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



TOTAL FLOOR AREA - 43sq.ft. (4.0 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metropix 62022



**Moretons Lettings Office**

30-31 North Street, Brighton,  
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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.