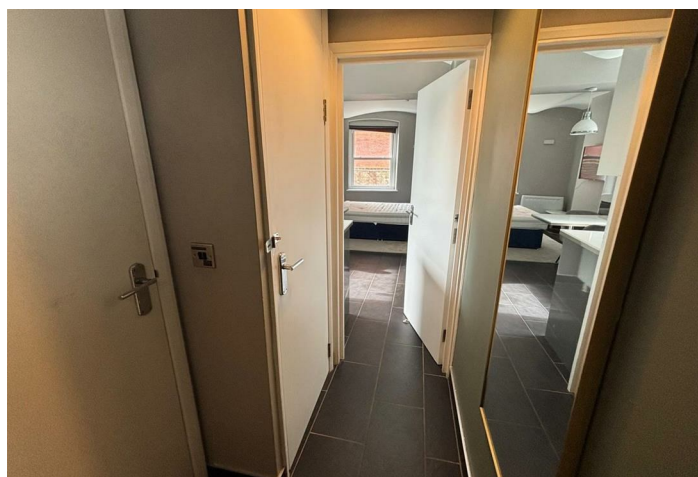




## Windsor Street , Brighton BN1 1RS

- QUOTE REFERENCE W126
  - Central Brighton Location
  - Next to Public Transport
    - Bright Throughout
  - Company Lets Welcome!
- AVAILABLE NOW!
  - Option To Be Furnished
  - Integrated appliances
  - Students Welcome!
  - Integrated Appliances

**£1,100 PCM**





## Location

Latitude: 50.82413719588008 Longitude: -0.14258922576489086

## DESCRIPTION

**\*\* Available NOW\*** Stanford's Estates are pleased to offer this first floor studio flat in central Brighton. Open living area with integrated appliances and shower room. Long or short term let suitable. Can be furnished as per your request at an additional cost.

Call to book a viewing today!

## STUDIO ROOM

18'0"

Spacious open plan living space with wood effect laminate flooring TV aerial point, laminate flooring, LED downlighters, radiator, window. Plenty of room for a double bed and other furniture needs.

## KITCHEN

Modern contemporary fitted Kitchen area comprising integrated fridge/freezer, washer/dryer, inset stainless steel sink with mixer tap and drainer, four ring electric hob with matching stainless steel underneath and Siemens canopied extractor fan above. High gloss work surface and low/high level storage units.

## SHOWER ROOM

White shower suite comprising corner shower, W.C push flush, hand wash basin with stainless steel mixer tap, mirrored storage cabinet above, storage below. Marble effect tiled floor and wall, stainless steel heated towel rail, extractor fan, shaver point.

## OTHER

**\*Disclaimer\*** The landlord of this property has a connection with Stanfords Estates, if you would like more information about this please contact our agency.



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



TOTAL APPROX. FLOOR AREA 248 SQ.FT. (23.0 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.