

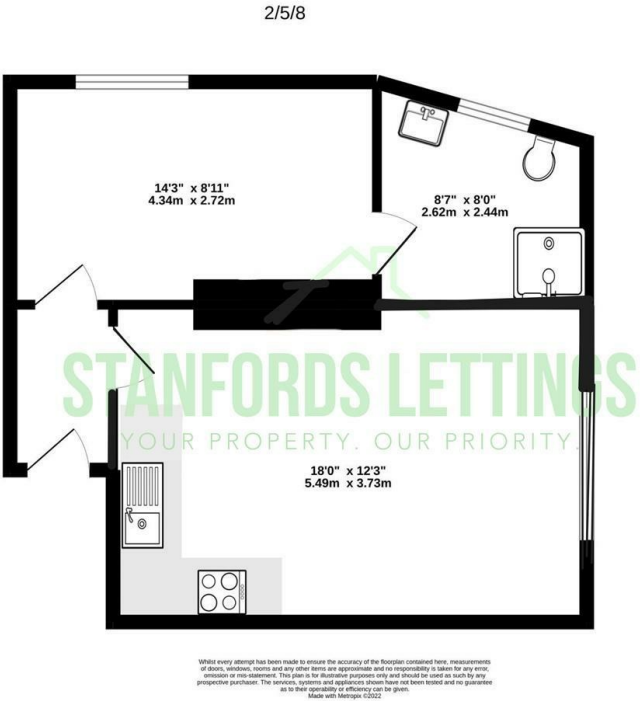
## Clarence Yard

, Brighton BN1 1EP

- HALF PRICE RENT FOR THE FIRST MONTH IF SECURED BEFORE THE 15TH SEPTEMBER!
  - One Double Bedroom
  - High Ceilings and Large Windows
    - Centre of Brighton
  - Excellent Transport Links
- Students welcome
  - First Floor
  - Lift Access
  - Kitchen Appliances
- Furniture Option Available

**£1,450 PCM**

Local Authority  
Council Tax Band B  
EPC Rating C



**Moretons Lettings Office**

30-31 North Street, Brighton,  
East Sussex, BN1 1EB

**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.