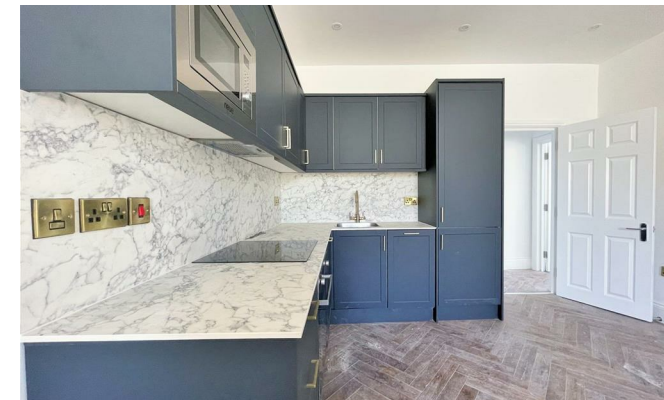
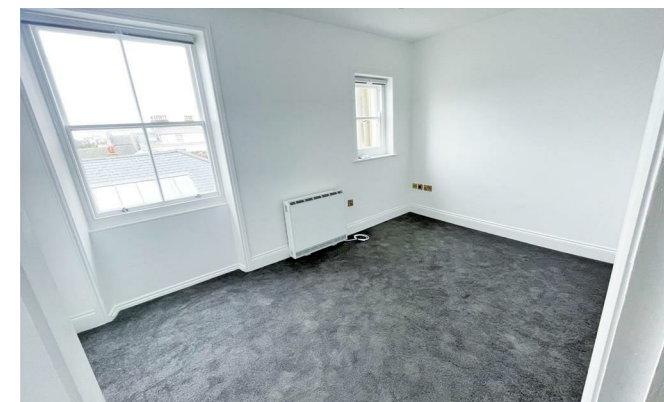




## Clarence Yard , Brighton BN1 1EP

- Available July
- 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



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.  
Made with Measure 02/02

**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.

