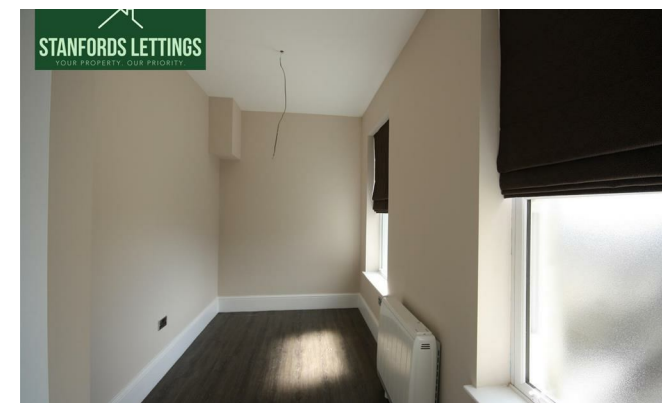




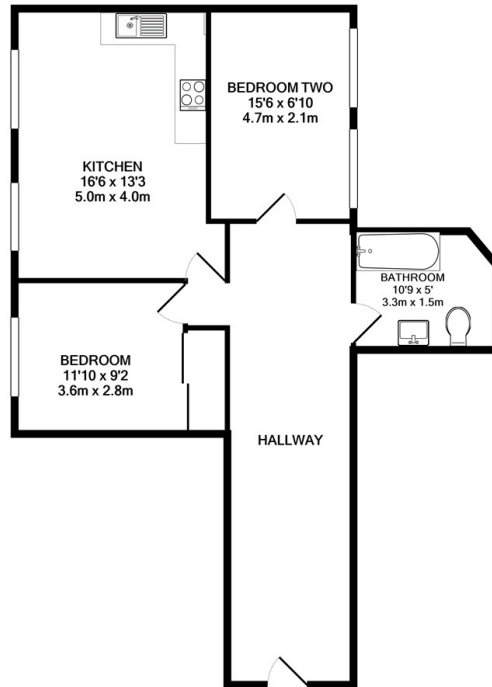
## 45 West Street

, Brighton BN1 1RR

- AVAILABLE DECEMBER!
- Integrated Kitchen Appliances
- Fantastic Central Location
  - Hardwood Flooring
  - Two Double Bedrooms
- Second Floor Flat
- Incredible Views
- Close To Transport Links
- Floor Plan Available
- \*THIS PROPERTY IS TOP FLOOR, NO LIFT\*

**£1,950 PCM**

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



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.  
Made with Metropix ©2020



**Stanfords Lettings Office**  
30-31 North Street, Brighton,  
East Sussex, BN1 1EB

**Contact**  
01273 733334  
lettings@stanfords-  
estates.com  
www.stanfords-estates.com

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.