

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171 E: brighton@psandb.co.uk

www.psandb.co.uk



PS&B
EST 1825
Evolving Property

East Street, East Sussex, BN1 1HQ £1,350 PCM

A BEAUTIFULLY PRESENTED two double bedroom apartment situated in the heart of Brighton's prestigious Lanes district, renowned for its vibrant atmosphere and array of boutique stores, designer outlets, fine dining restaurants, and charming cafés. This prime location offers residents the perfect blend of cosmopolitan living and coastal tranquillity, with Brighton's iconic seafront just moments away.

The property comprises a BRIGHT AND SPACIOUS lounge/dining area featuring contemporary laminate wood flooring, creating a warm and inviting space ideal for relaxation or entertaining. Both bedrooms are generously proportioned doubles, offering ample room for furnishings and storage, making them suitable for sharers or those seeking additional space for a home office.

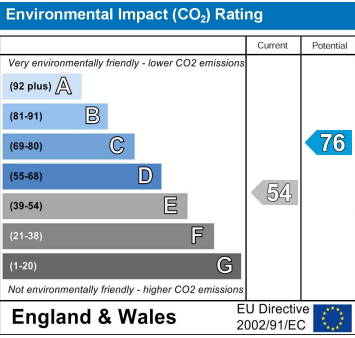
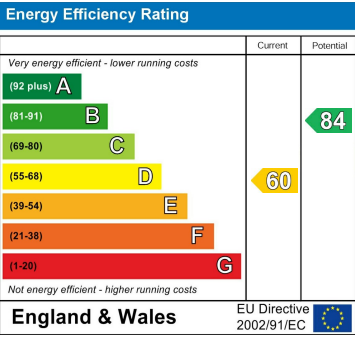
The separate modern GALLEY-STYLE KITCHEN is thoughtfully designed and equipped with an integrated oven and a freestanding fridge/freezer, providing functionality and convenience for everyday living.

The fully tiled bathroom includes a sleek shower cubicle, combining practicality with a clean, modern aesthetic.

This apartment represents an exceptional opportunity to reside in one of Brighton's most sought-after locations, with immediate access to cultural attractions, leisure facilities, and excellent transport links. Perfect for professionals or couples seeking a stylish home in a vibrant coastal city.

Offered unfurnished and available immediately.





VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 000

THE PROPERTY MISDESCRIPTIONS ACT 1991:
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent