



Per Calendar Month

£950 Per

## Bonchurch Road, Brighton

- Ground Floor Flat
- Two Bedrooms
- Refitted Kitchen
- West Facing Balcony
- EPC Rating D

Robert Luff & Co are delighted to offer to market this well presented ground floor purpose built flat ideally situated in this highly convenient location close to local shops, Brighton university, the seafront, the city centre, local bus routes, the mainline station and with easy access to the A27 nearby. Accommodation offers entrance hall, living room, refitted kitchen, and bathroom and two bedrooms. Other benefits include a private West facing rear balcony.

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## Accommodation

### Entrance

**Entrance Hall**  
Thermostat.

### Kitchen

Range of white gloss fronted wall and base units, stainless steel sink unit with mixer tap and drainer inset to work surfaces, four ring gas hob inset with over under and extractor fan over, free standing fridge freezer, washing machine, wall mounted gas boiler, part tiled walls, double glazed window to rear aspect, double glazed door providing access to:

### Balcony

### Bedroom One

Storage cupboard, radiator, double glazed window to rear aspect,

### Bedroom Two

Radiator, picture rail, double glazed window to front aspect.

### Lounge

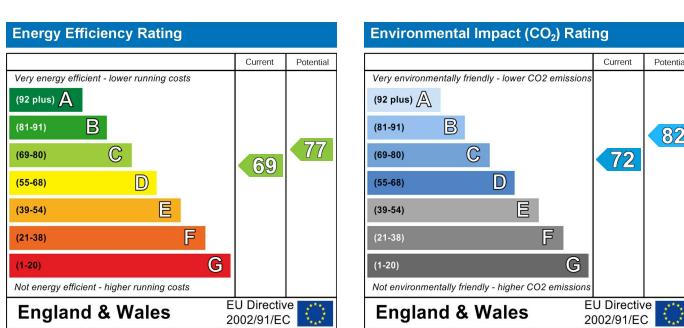
Radiator, picture rail, double glazed window to front aspect.

### Bathroom

Suite comprising panel enclosed bath with shower over, pedestal wash hand basin, low level flush W.C, heated towel rail, part tiled walls, extractor fan, frosted double glazed window to rear aspect.



## Floorplan



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.