



PCM
£1,150 PCM

Bath Street, Brighton

- ONE BEDROOM APARTMENT
- OPEN PLAN KITCHEN / LOUNGE
- CLOSE PROXIMITY TO BRIGHTON STATION
- OWN STREET ENTRANCE
- PRIVATE COURTYARD

Robert Luff & Co are delighted to bring to market this one bedroom flat ideally situated in the ever popular 7-Dials area. Bath Street is within walking distance of Brighton Mainline Railway Station (0.4 miles), the seafront/promenade (0.8 miles) and local shops within the North Laine conservation area. Seven Dials, Churchill Square Shopping Centre, the theatres, many restaurants & cafes, the historic lanes and bus services are all within easy reach.

Accommodation offers; Open planned kitchen / lounge, spacious bedroom, shower room. Other benefits include; own street entrance and a private rear terrace

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

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Accommodation

Own Street Entrance

Entrance Hall

Engineered wooden floor, doors leading to;

Open Planned Kitchen / Lounge 15'86 x 11'42 (4.57m x 3.35m)

Engineered wooden floor, wall mounted radiator, space for fridge freezer, washing machine, integrated hob & oven, extractor fan, double doors leading to terrace

Bedroom 13'69 x 12'13 (3.96m x 3.66m)

Engineered wooden floor, bay window with double glazed windows, wall mounted radiator

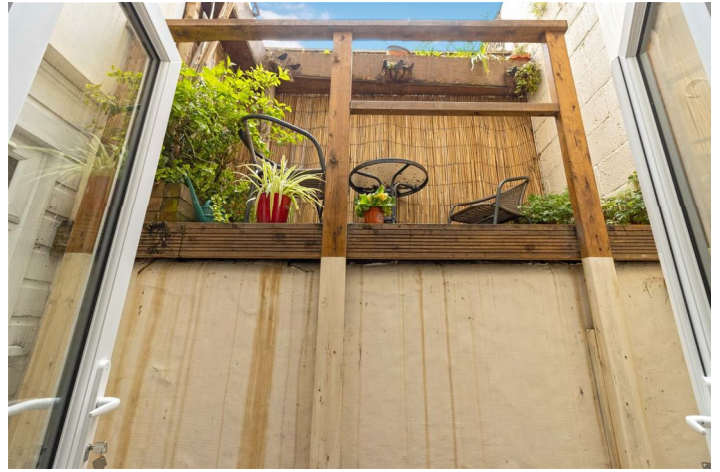
Shower Room

Tiled flooring, WC, shower, sink, wall mounted heated towel rail, extraction fan, double glazed window

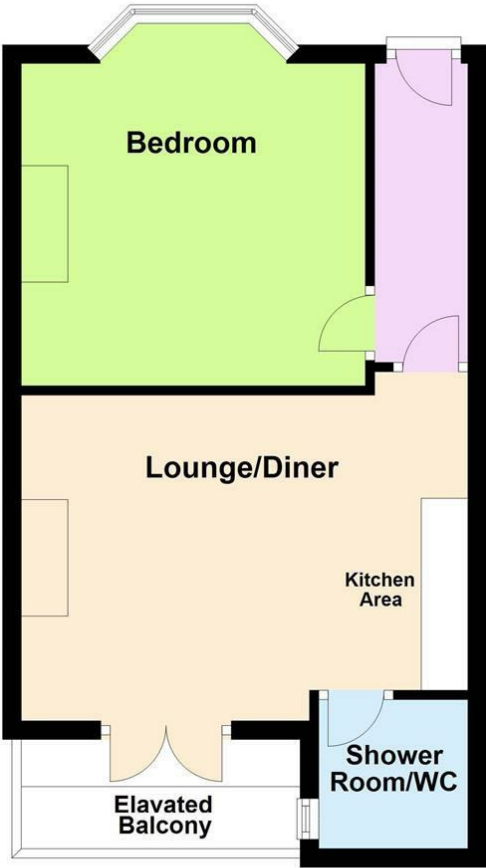
Agents Notes

Council Tax Band: A

EPC Rating: D



Floor Plan
Approx. 36.3 sq. metres (390.4 sq. feet)



Total area: approx. 36.3 sq. metres (390.4 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			77
			56

Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
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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.