



Per Month
£1,195 Per Month

Bonchurch Road, Brighton

- Two Bedroom Flat
- First Floor Flat
- Neutrally Decorated
- Great Location
- EPC Rating - E
- Council Tax Band
- Available Beginning of
- June

** OPEN DAY 10:00-11:00 SATURDAY 13TH ** Robert Luff & Co are delighted to offer this stunning 2-bedroom flat is located on the first floor of a charming building and offers you the perfect combination of comfort, convenience, and style.

As soon as you step into this wonderful property, you will be captivated by the neutral and tasteful decor throughout. Every detail has been carefully thought out to create a calming and inviting atmosphere, making this the perfect place to relax and unwind after a busy day.

The spacious living room is flooded with natural light, creating a bright and airy space where you can entertain guests, watch your favorite movies, or simply curl up with a good book. The modern kitchen is fully equipped with high-quality appliances, perfect for creating delicious meals and entertaining guests.

The two well-proportioned bedrooms offer plenty of space for a good night's sleep and storage for all your belongings. The contemporary bathroom is fitted with high-quality fixtures and fittings, ensuring your daily routine is a luxurious experience.

Situated in a sought-after location, this flat is just a stone's throw away from the vibrant and diverse city of Brighton. With its world-famous pier, stunning seafront, and array of bars,

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Accommodation

Communal Entrance

Shared with one other, door into:

Entrance Hall

Wall mounted electrics, door to:

Lounge 14'2 x 12'2 (4.32m x 3.71m)

Double glazed window to front, radiator, wall mounted gas fire / Baxi boiler, built in cupboard with hanging space, TV aerial, coved ceiling.

Kitchen 12'9 x 7'3 (3.89m x 2.21m)

Double glazed window to rear, stainless steel sink unit inset to roll top work surfaces with chrome taps and drainer, matching range of wall and base units, space for appliances, built in cupboard housing tank, radiator, part tiled walls, double glazed door leading out to:

Balcony

Fully enclosed enjoying roof top views over the city.

Bedroom One 17'2 max x 8'8 (5.23m max x 2.64m)

Double glazed window to rear enjoying roof top views over the city, radiator, space for wardrobes.

Bedroom Two 12'9 x 8'2 (3.89m x 2.49m)

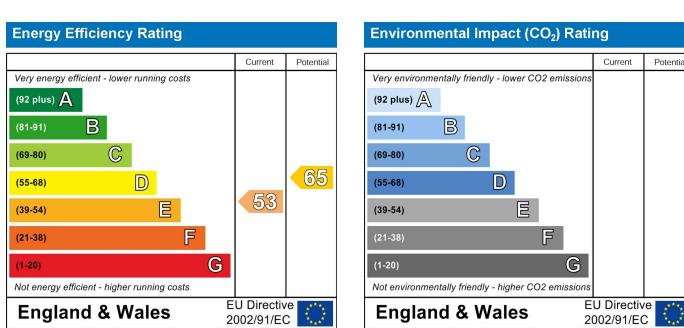
Double glazed window to front, radiator, dado rail, space for wardrobe.

Bathroom

Double glazed frosted window to rear, panel enclosed bath with chrome mixer tap shower and glass screen, pedestal wash hand basin with mirrored insert above and mixer tap, low level flush W.C, wall mounted heated chrome towel rail.



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.