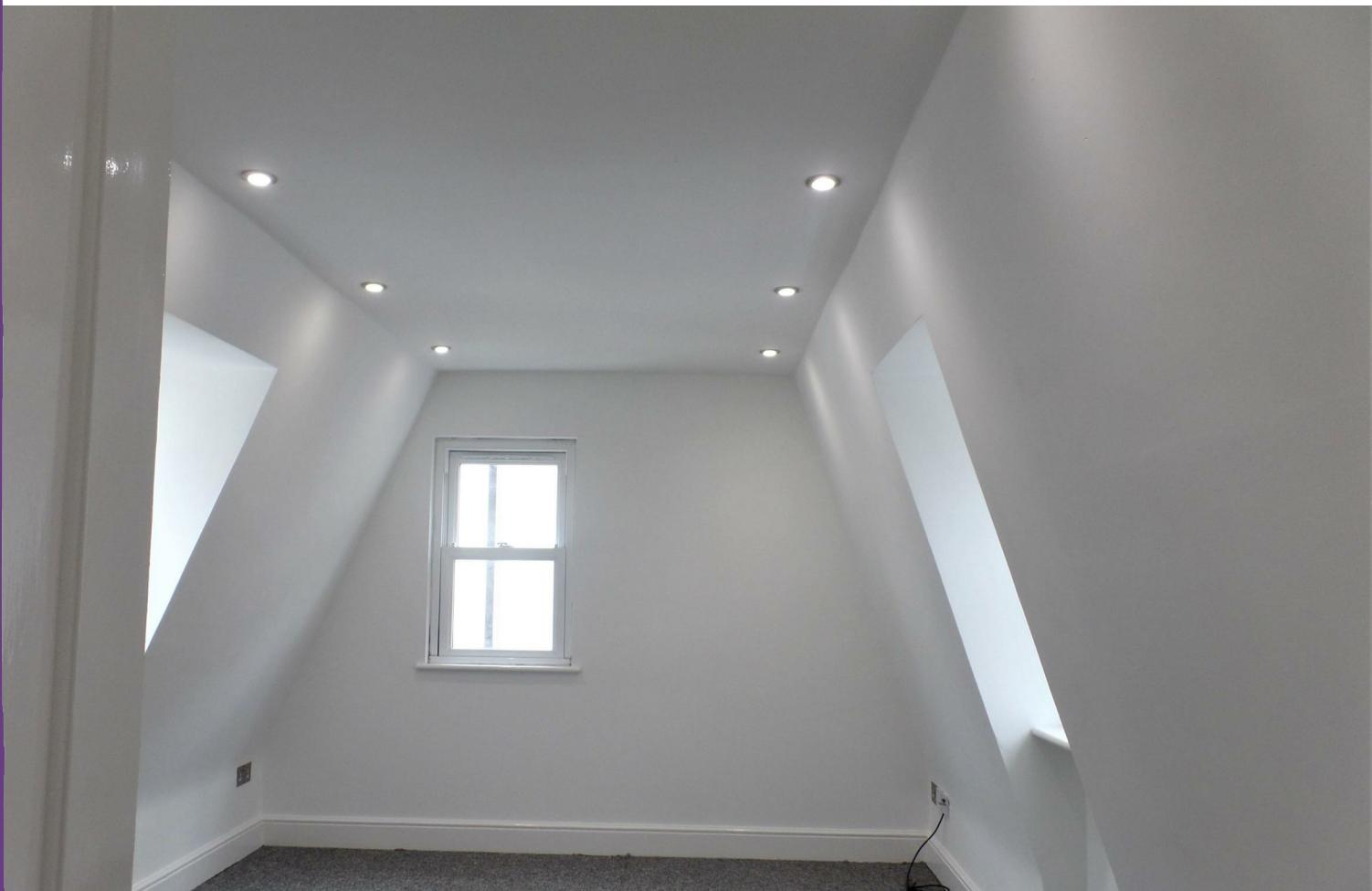


50 St James Street  
Brighton  
East Sussex  
BN2 1QG

T 01273 915400  
E olga.wojnarova@tpsb.co.uk



## Margaret Street , Brighton, BN2 1TS £1,050 Per month

Situated in the popular Kemp Town area, close to local bars, restaurants and shops and within a stones throw of Brighton beach is this top floor, one bedroom flat.

The neutrally decorated lounge has plenty of light coming from multiple windows with a partial seaview. Again the double bedroom is neutrally decorated and leads into a lovely bright walk in shower room with large shower cubicle, w.c. and basin.

Kitchen with fridge, oven, hob, extractor and microwave.

The property benefits from double glazing, neutral decor

Available unfurnished from 31st August 2024

EPC Rating: C

weekly rent £242

Council Tax Band: A

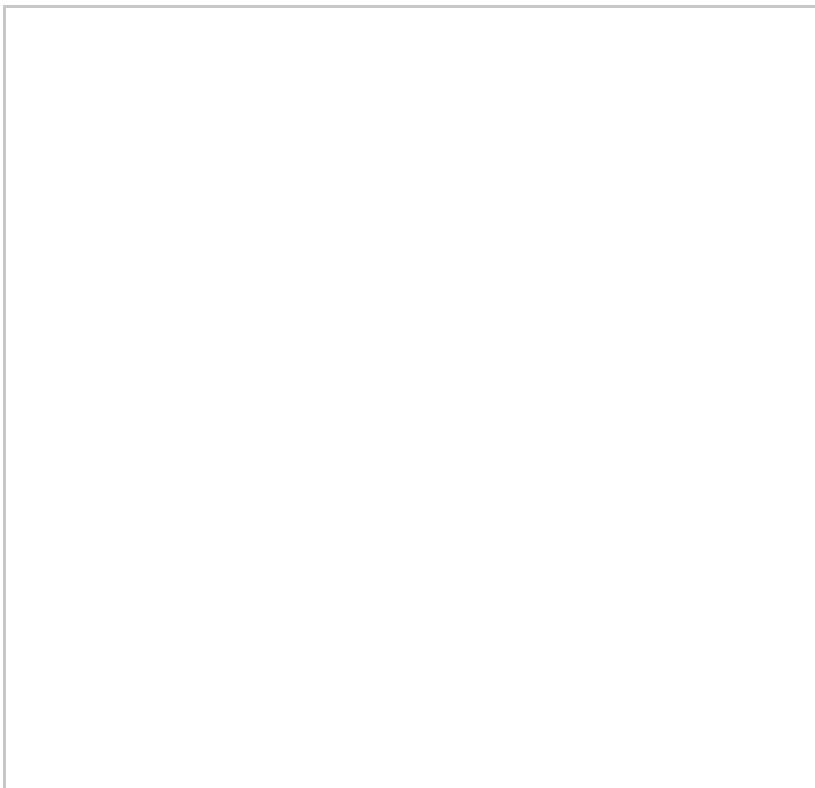
Parking zone C

call us to view on 01273 915400



[www\(tpsb.co.uk](http://www(tpsb.co.uk)

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.