

50 St James Street
Brighton
East Sussex
BN2 1QG

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



Bonchurch Road , Brighton, BN2 3PH £1,100 Per Month

The Property Shop are delighted to offer on to the rental market this fantastic One double bedroom lower ground floor apartment with a private rear garden, situated just off of Elm Grove and minutes from the local schools, shops and amenities based on Lewes Road and The Level.

The property is one double bedroom, open plan living room and kitchen, bathroom with a shower over the bath and toilet and the garden is to the rear.
Heating is electric.

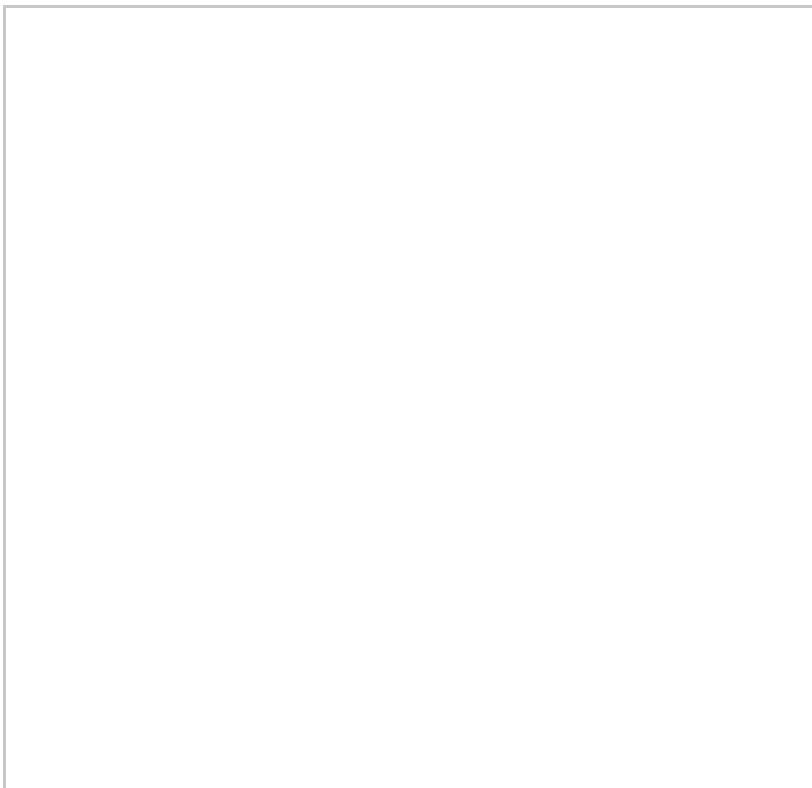
The property is offered Unfurnished and is available from the 5th May 2025.
Benefits from having its own private entrance. Viewings are highly recommended.

EPC Rating: E
Council Tax Band: A
Weekly rent: £253 p/w
Parking Zone: S

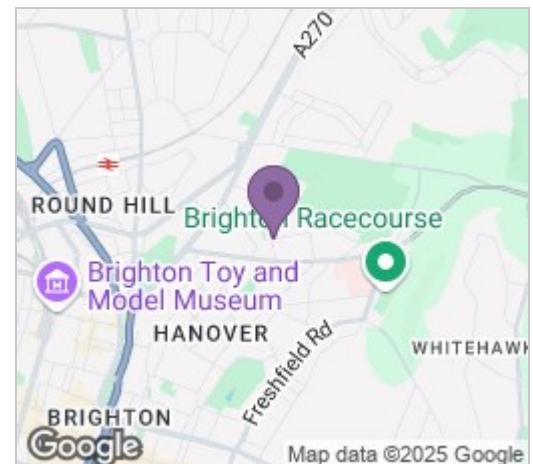


[www\(tpsb.co.uk](http://www(tpsb.co.uk)

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83	
(81-91)	B		
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
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.