



FLAT 2, 35 TEMPLE STREET, BRIGHTON, BN1 3BH

£1,350 PER MONTH

A WELL PRESENTED one double bedroom first floor flat in a CONVERTED PERIOD BUILDING located in this SOUGHT AFTER STREET off WESTERN ROAD, BRIGHTON. The accommodation comprises entrance hall, OPEN PLAN LOUNGE/KITCHEN, MODERN FITTED KITCHEN, BATHROOM, GFH, EPC C.

- WELL PRESENTED
- FIRST FLOOR FLAT
- CENTRAL LOCATION
- ONE DOUBLE BEDROOM
- OPEN PLAN LOUNGE/KITCHEN
- WOODEN FLOORING
- FITTED KITCHEN AREA
- BATHROOM





## FIRST FLOOR

### ENTRANCE HALL

Entry phone system, storage cupboard.

### OPEN PLAN LOUNGE/KITCHEN

Two Gothic style arched sash windows, ceiling spotlights, wall lights, wooden flooring.

### KITCHEN AREA

Modern fitted kitchen with integrated appliances to include electric oven and hob with stainless steel extractor hood over, washer/dryer, dishwasher, fridge/freezer, microwave, wood flooring, ceiling spotlights.

### BATHROOM

Fitted with white suite.

### BEDROOM

Double bedroom, three West aspect sash windows to bay with window seat/storage, fitted wardrobe.

### Full Description

A WELL PRESENTED one double bedroom first floor flat in a CONVERTED PERIOD BUILDING located in this SOUGHT AFTER STREET off WESTERN ROAD, BRIGHTON. The accommodation comprises entrance hall with storage cupboard, OPEN PLAN LOUNGE/KITCHEN, MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES, BATHROOM, GAS FIRED HEATING, EPC C.

### Full Description.

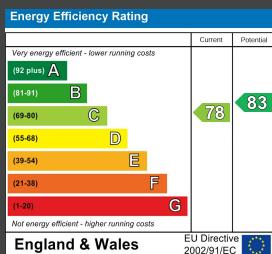
A WELL PRESENTED one double bedroom first floor flat in a CONVERTED PERIOD BUILDING located in this SOUGHT AFTER STREET off WESTERN ROAD, BRIGHTON. The accommodation comprises entrance hall with storage cupboard, OPEN PLAN LOUNGE/KITCHEN, MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES, BATHROOM, GAS FIRED HEATING, EPC C.







## ENERGY PERFORMANCE CERTIFICATE (EPC)



**Council Tax Band:**  
**Maintenance:** n/a  
**Lease Length:** n/a  
**Ground Rent:** n/a

Tel: 01273 323000  
Email: [sales@brices.co.uk](mailto:sales@brices.co.uk)  
[www.brices.co.uk](http://www.brices.co.uk)

## DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.