



Duke Street, Brighton, BN1 1AG

£1,250 Per month



- Central location
- Integrated appliances
- Electric heating



- High gloss kitchen
- Tiled shower cubicle
- Useful storage cupboard

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Summary

One-bedroom unfurnished flat, ideally situated on Duke Street in the vibrant heart of Brighton. This location is renowned for its lively atmosphere, with an array of delightful cafes, bars, and restaurants just a stone's throw away. Residents will also appreciate the close proximity to Churchill Square, the seafront, and the iconic Lanes, making it a perfect spot for those who enjoy the bustling lifestyle Brighton has to offer.

The flat features a generously sized south-facing lounge, which invites plenty of natural light, creating a warm and welcoming space to relax or entertain. The separate kitchen is equipped with integrated appliances, providing both functionality and convenience for everyday living. The double bedroom offers a comfortable retreat, while the fully tiled shower room adds a touch of modern elegance to the property.

Additional benefits include electric heating and a useful storage cupboard located in the public area, perfect for keeping your belongings organised. This flat presents an excellent opportunity for individuals or couples seeking a stylish and conveniently located home in one of Brighton's most sought-after areas. Don't miss the chance to make this delightful flat your own.

Lounge

12x11 (3.66mx3.35m)

South facing. Bay window with single glazed window & blinds. Electric radiator.

Kitchen

9x6 (2.74mx1.83m)

High gloss kitchen units. Built in appliances (fridge with ice box, oven, hob. w/machine). Single glazed window with blind.

Bedroom

14x8 (4.27mx2.44m)

Large Double Bedroom, Single glazed window. Electric radiator.

Shower Room

Fully tiled shower cubicle. WC, wash basin. Heated towel rail.

Store room

Store cupboard located in the common way

Useful Information

Council Tax - A

Parking Zone - Z

EPC - E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

