



Cumberland Road, Brighton, BN1 6ZE

£1,200 Per month



- Well-presented one bedroom flat
- Utility cupboard with washing machine and tumble dryer
- Moments from Preston Park Station
- Available now

- Double bedroom with built-in wardrobes
- Close to local shops and amenities
- Second Floor

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Summary

A well-presented one bedroom apartment situated on Cumberland Road, Brighton.

The property benefits from a modern fitted kitchen, a comfortable lounge with electric fireplace, and a contemporary bathroom suite. Additional practical features include built-in wardrobes to the bedroom and a useful utility cupboard in the hallway housing a washing machine and tumble dryer. An ideal choice for a single occupant or couple

Preston Park railway station approx. 2 min walk with direct services to Brighton mainline and London
Local shops, amenities and Preston Park all within 5 minuet walk

Lounge

18 x 11 (5.49m x 3.35m)

A generous, light-filled reception room with neutral décor, carpet flooring, and a wall-mounted electric fireplace.

Kitchen

A separate fitted kitchen with light wood-effect units, dark worktops, and tiled splashback. Equipped with a gas hob, electric oven, extractor hood, and freestanding fridge freezer. Tiled flooring.

Bedroom

16 x 9 (4.88m x 2.74m)

A well-proportioned double bedroom with neutral carpet and décor. Features an extensive range of full-height built-in wardrobes offering excellent storage with hanging rails, shelving, and overhead cupboards.

Bathroom

A modern family bathroom comprising a bath with overhead shower and folding glass screen, pedestal wash basin with chrome taps, and close-coupled WC. White tiling with decorative mosaic border detail, mirrored cabinet, and wood-effect vinyl flooring.

Utility Cupboard

A dedicated utility cupboard in the hallway housing a washing machine and tumble dryer, keeping laundry facilities conveniently tucked away.

Useful Information

Council Tax - A
Parking Zone - K
EPC - C

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

