



TO LET
£1550 PCM

Bond Street, Brighton, East Sussex, BN1 1RD

- 2 Bedroom Maisonette
- Council Tax Band: B
- EPC: D
- Well-equipped Kitchen featuring gloss white units and modern appliances
- Multiple Landings and Staircases



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DESCRIPTION

Spratt and Son Lettings department are delighted to bring to the market a spacious and characterful two-bedroom apartment set across multiple levels in one of Brighton's most vibrant central locations. This unfurnished flat has just undergone a full redecoration and benefits from brand-new floor coverings throughout, offering a fresh and modern feel while retaining its period charm. A bright living room with sash windows and ample space for relaxing or entertaining.

A well-equipped kitchen featuring gloss white units, modern appliances including a Lamona oven and hob, and stylish grey vinyl flooring.

Two generously sized bedrooms, each with new carpets and plenty of natural light.

A clean and functional bathroom with a shower cubicle, ceramic sink, and vinyl flooring.

Multiple landings and staircases, adding to the unique layout and character of the property.

Additional features include mains-powered smoke detectors, a wall-mounted boiler.

Located just moments from Brighton's famous North Laine, this flat offers unbeatable access to shops, cafes, and transport links.

ACCOMMODATION

The accommodation with approximate room measurements comprise:

Ground Floor

Entrance Hall

First Floor

Lounge

Kitchen

Bathroom

Second floor

Bedroom One

Bedroom Two

Bathroom

RENT

£1550 PCM

DEPOSIT

£1788

HOLDING DEPOSIT

£357

SERVICES

The tenants will be responsible for paying all outgoings including elect water, council tax, telephone, etc.

INSURANCE

Tenants are responsible for ensuring the contents of the property and should provide evidence that they are compliant with the terms of the tenancy prior to signing.

COUNCIL TAX:

Band **B** £1,818.49 2 or more adults

£1,363.87 1 adult

EPC RATING:

D - 2149-1165-6191-8701-2828

AVAILABILITY

This property is available **now**

