

Apartment (EPC Rating: E)

**1 BEMBRIDGE STREET (FFF), BRIGHTON,
BN2 3LN**

PCM

£2,015 PCM

**ASTON
VAUGHAN**
Sales and Lettings



3 Bedroom Apartment located in Brighton

*** 3 DOUBLE BEDROOM APARTMENT // IDEAL STUDENT LOCATION // MODERN ***

A modern 3 Double Bedroom apartment on the first floor in a fantastic student location having Lewes Road & Brighton University within a short walk and also excellent transport services to Sussex University & the City Centre. The flat benefits from a comfortable living room leading through to a separate kitchen, 3 Double Bedrooms, fitted modern shower room and its own private entrance.

Offered furnished the flat is available September 2024.



The floor plan shows a central hallway with a staircase leading up. To the left of the hallway are two bedrooms, each measuring 2.76 x 3.36m (9'1" x 11'0"). To the right of the hallway is a large lounge/diner measuring 3.41 x 3.36m (11'2" x 11'0"). At the top of the plan is a kitchen and a bathroom. The kitchen includes a sink, stove, and refrigerator. The bathroom includes a toilet and a bathtub. The entrance is located at the bottom center of the plan.

Bedroom
2.76 x 3.36m
9'1" x 11'0"


Lounge / Diner
3.41 x 3.36m
11'2" x 11'0"

Bedroom
2.76 x 3.36m
9'1" x 11'0"

Bedroom
3.52 x 3.36m
11'7" x 11'0"

All measurements are approximate and for display purposes only

E

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>78</p> <p>41</p>	
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.