



**1 Bed
Studio
located in**

 **MyHausProperty**
Sales & Lettings

Room 7 5 Grafton Street
Brighton
BN2 1AQ



£1,250 Per Month

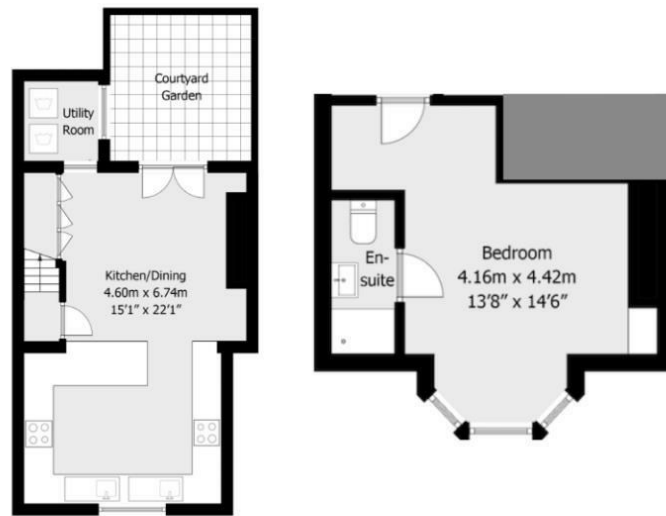
This is an all bills included property.

This impressive top-floor studio-style en-suite room is the largest in the house and offers a fantastic sense of space, privacy and flexibility, with a bright bedroom area and its own separate living and kitchenette zone. Beautifully finished throughout and flooded with natural light, the room comes fully furnished with brand-new, carefully chosen furniture including a comfortable double bed with quality mattress, wardrobe, chest of drawers, desk, chair and wall-mounted TV, alongside a sleek, modern en-suite shower room.

Designed for shared living but with the added benefit of your own self-contained feel, the wider house offers a standout communal kitchen and dining space with dual appliances, ample storage and a sociable dining area with TV, as well as a private outdoor patio for warmer months. With all bills included, weekly cleaning of communal areas, individual tenancy and a full top-to-bottom refurbishment, this is a rare opportunity to secure a premium, studio-style room in a high-quality, professionally managed Brighton co-living home.



Lower Ground Floor



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

DIRECTIONS

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