

**1 Bed
Studio
located in**

**Room 7 5 Grafton Street
Brighton
BN2 1AQ**



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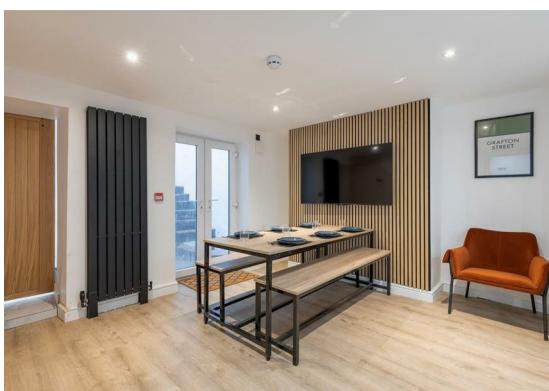


£1,250 Per Month

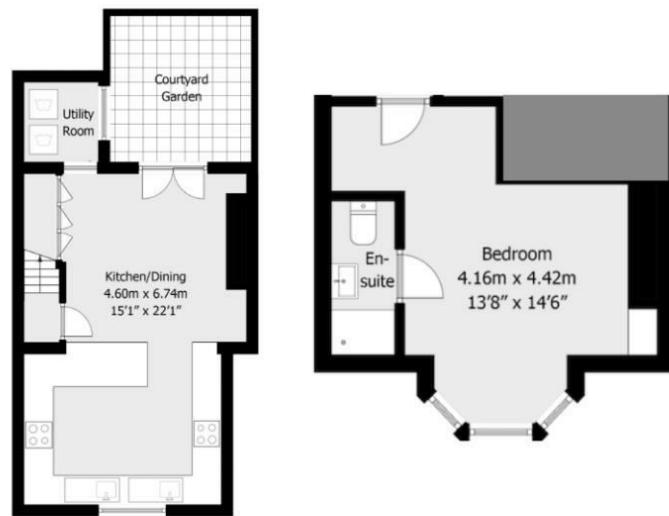
This is an all bills included property.

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 |
| <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 |

DIRECTIONS

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