



**1 Bed
House
located in Kemptown**

**5 Grafton Street
Kemptown
Brighton
BN2 1AQ**



1



1



1



£1,100 Per Month

Beautifully finished en-suite double bedroom with a large bay window, offering fantastic natural light and generous proportions. This room is one of the standout spaces in a brand new, high-spec house share, finished and furnished to an exceptional standard throughout.

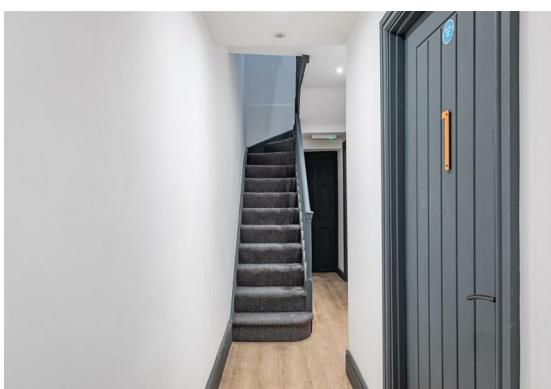
The room comes fully furnished with brand new furniture, including a double bed with quality mattress, wardrobe, chest of drawers, desk and chair, as well as a wall-mounted TV. The private en-suite shower room is modern, sleek and finished to a high standard.

The house has been designed properly for shared living and features a huge communal kitchen and dining space, fully equipped with:

Two ovens
Two fridges
Two freezers
Plenty of cupboard storage and worktop space
Cooking equipment provided
Communal dining area with TV
There is also a private outdoor patio, ideal for warmer months.

Additional information:

All bills included – council tax, water, gas, electricity and WiFi
Weekly cleaner for communal areas



Grafton Street

Room 1

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

CONTACT

64 Queens Road
Brighton
East Sussex
BN1 3XD

E: info@myhausbrighton.co.uk

T: 01273 286788

myhausbrighton.co.uk