



**1 Bed  
Studio  
located in**

Room 3 Grafton Street  
Brighton  
BN2 1AQ



£1,100 Per Month

This is an all bills included property.

This beautifully finished en-suite double bedroom is a real standout, with a generous bay window that fills the room with natural light and gives it a bright, uplifting feel. Fully furnished with stylish, brand-new pieces including a comfortable double bed, quality mattress, wardrobe, chest of drawers, desk, chair and wall-mounted TV, the room also benefits from a sleek, modern en-suite shower room finished to an excellent standard.

The house itself has been thoughtfully designed for shared living and offers an impressive communal kitchen and dining space that genuinely works day to day, complete with two ovens, two fridges, two freezers, ample cupboard and worktop space, all cooking equipment provided and a communal dining area with TV, plus a private outdoor patio for warmer months.

With all bills included, a bi-weekly cleaner for communal areas, individual tenancies and a full top-to-bottom refurbishment, this is a high-quality, professionally managed home and a rare opportunity to secure a premium en-suite room in one of Brighton's best newly refurbished house shares.



Lower Ground Floor



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

## DIRECTIONS

## CONTACT

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