



1 Powis Villas, Brighton, East Sussex BN1 3HD £1,600 PCM

A beautifully presented and spacious (1250 square feet) two double bedroom first floor maisonette in a Victorian conversion located in the quiet conservation area of Clifton Hill, close to Brighton Station and Churchill Square. The property, which has high ceilings throughout, consists of large East facing reception with French shutters and feature fireplace, separate kitchen-diner with contemporary units, wooden work-top, gas hob, oven, double fridge freezer, dishwasher, washing machine, large South facing master bedroom with built-in wardrobe along wall, second South facing double bedroom, modern bathroom with walk-in shower cubicle and free standing roll top bath. The property further benefits from Gas central heating and a large landing on the second floor, ideal for a study area.

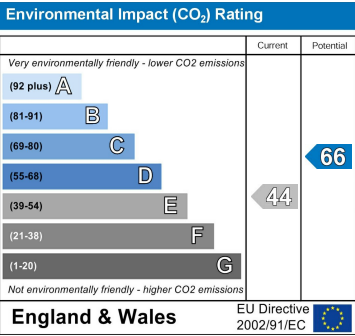
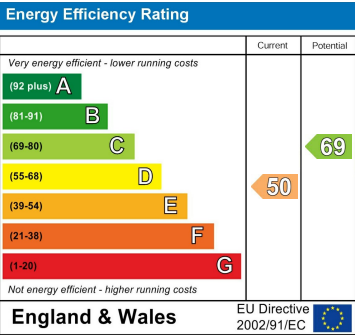
Unfurnished

Deposit £1846

EPC Rating E

Council Tax Band C





VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

THE PROPERTY MISDESCRIPTIONS ACT 1991:
 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.
 References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:
 Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent