

# REGENTS GATE

EAST STREET, BRIGHTON

# 2 BED APARTMENT TO LET



2 bedrooms

1 bathroom

1 open plan kitchen living room

Recently renovated first floor 2 bed apartment within prestigious Brighton building

### Apartment comprises

Stylish high gloss white kitchen with integrated Bosch appliances, granite worktop, within open plan south facing living accommodation and dark wood engineered floor

Large double bedrooms overlooking East Street, with plenty of storage

Modern, white bathroom with shower over bath

### Other features include

BT Super Fast Fibre

Video entry

Benefit of acoustic flooring throughout

- |                          |  |
|--------------------------|--|
| <b>RENT</b>              | • <b>£1,250.00</b> per calendar month  |
| <b>DEPOSIT</b>           | • <b>£1,442.00</b> payable on the first day of the tenancy in cleared funds. |
| <b>HOLDING DEPOSIT</b>   | • <b>£200</b> (to form part of first months rent on completion of letting)   |
| <b>TENANCY AGREEMENT</b> | • Minimum 12 month tenancy agreement   |
| <b>AVAILABLE FROM</b>    | • Now  |
| <b>EPC RATING</b>        | • Band E52   |
| <b>COUNCIL TAX</b>       | • Band B   |
| <b>PET POLICY</b>        | • No pets  |
| <b>SMOKING POLICY</b>    | • Strictly no smoking within property  |



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## ACCOMMODATION

ENTRANCE HALL

KITCHEN & LIVING AREA  
4.0m x 5.4m

BATHROOM  
1.5m x 2.3m

MASTER BEDROOM  
4.1m x 4.3m

BEDROOM TWO  
3.9m x 2.3m

TOTAL APPROXIMATE FLOOR AREA 58.3 sq m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

