

£1,500.00 PCM

cubitt&west



**Dolphin Mews, Brighton, BN2 1TY**  
*Three bedroom four storey townhouse*

- 3 bedroom townhouse
- Utility room
- Great location
- 4 stories
- Flexible furnishings
- Patio



Available 15th April 2019

[cubittandwest.co.uk](http://cubittandwest.co.uk)





## Accommodation

Lounge  
13'1 x 8'8

Kitchen  
10'10 x 6'4

Bedroom One  
13'7 x 9'5

Bedroom Two  
13'1 x 8'9

Bedroom Three  
8'6 x 6'5

Bathroom  
6'4 x 6'2

Utility Room

Garage

## The property

This four storey town house set in a small mews is situated just a minute from the iconic Brighton Pier, seafront and the vibrant CITY CENTRE. The house has an underground GARAGE and UTILITY room in the basement. On the ground floor there is a kitchen and lounge with two Juliet balconies. On the first floor is the main bedroom which is a very good size and next door to that is the bathroom with shower over the bath. On the top floor are two further bedrooms one of which is a double with built in storage and one is a single. The house can be let without the garage at a cheaper rent. The house is only available for FAMILIES or TWO SHARERS.

### Further Information

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

Deposit required is £1,730.77

The City of Brighton and Hove - Council Tax Band 'Tax

[www.gov.uk/government/publications/how-to-rent](http://www.gov.uk/government/publications/how-to-rent)

[www.gov.uk/private-renting](http://www.gov.uk/private-renting)

[www.cubittandwest.co.uk/letting/our-tenancy-fees/](http://www.cubittandwest.co.uk/letting/our-tenancy-fees/)

[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)



Brighton

01273 747525

[brighton.lettings@cubittandwest.co.uk](mailto:brighton.lettings@cubittandwest.co.uk)

110 Western Road, Brighton, East Sussex, BN1 2AA

EPC RATING



D(60)

B(87)

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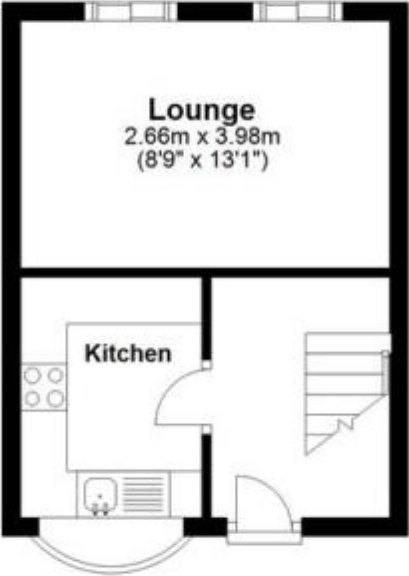


INVESTORS  
IN PEOPLE

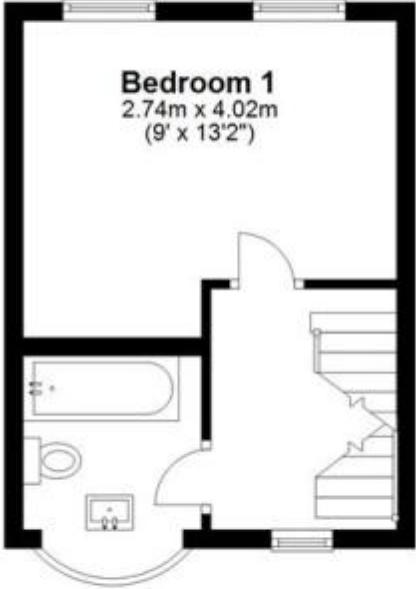
#### IMPORTANT INFORMATION

Please note that administration fees are charged in addition to the rent and security deposit. Please contact our Lettings Team who will confirm the total costs involved in renting this property. For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Cubitt & West, 2015. Cubitt & West Registered in England No. 2597969

**Ground Floor**



**First Floor**



**Second Floor**

