

£1,550.00 PCM

cubitt&west



**St. Nicholas Road, Brighton, BN1 3LP**  
*Family living in the heart of Brighton!*

- Three beds
- Very central
- Open plan living
- Unfurnished
- 2 bathrooms
- Amazing location



Available 27th July 2019

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





## Accommodation

- Lounge/kitchen
- Master Bedroom
- En-Suite shower
- Bedroom two
- Bedroom three
- Family bathroom

## The property

Perfect family home situated just minutes from Brighton central station as well as the iconic seafront and Churchill Square shopping centre. Inside the house there is a good size open plan lounge/dining area leading through to the kitchen, the master bedroom has an en-suite shower room and there are two further double bedrooms. The family bathroom has a bath and shower. This property offers great space throughout, and available soon!

### 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 £1,788.46  
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



#### IMPORTANT INFORMATION

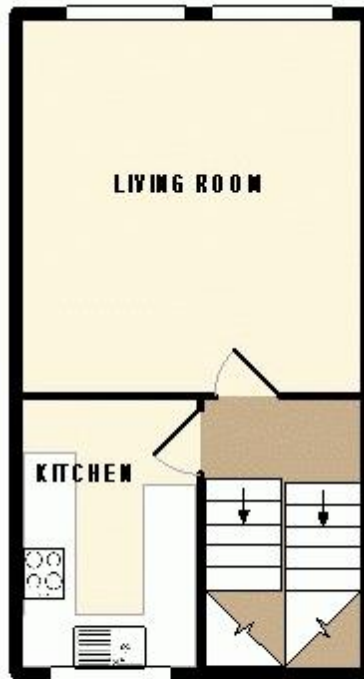
Please note that administration fees are charged in addition to the rent and security deposit. Please contact our Lettings Team who will confirm the total costs involved in renting this property. For clarification, we wish to inform the prospective tenant that we have prepared these details as a general 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

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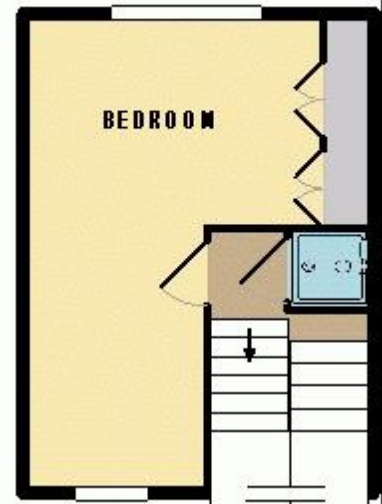




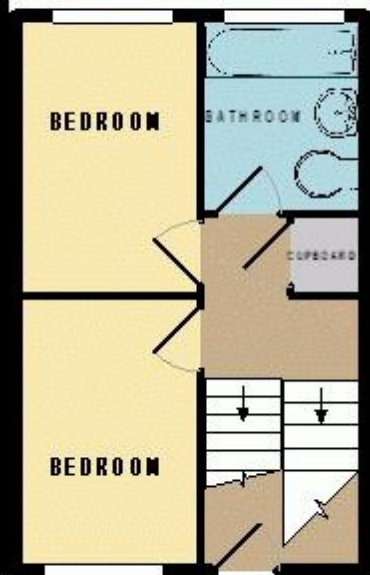
BASEMENT LEVEL



GROUND FLOOR



2ND FLOOR



1ST FLOOR

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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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