

**Bute Street**

**Brighton**

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## About the property

PETS CONSIDERED. A beautifully presented terraced family home, together with a decked rear terrace and arranged over three floors, situated in a sought after location in the centre of Brighton.

The property offers lovely light and spacious accommodation which comprises on the ground floor good size south facing living room with feature fireplace, bathroom with both bath and shower cubicle and a modern fitted kitchen/dining room to the rear with integrated oven and dishwasher and doors leading out to the decked terrace.

Spanning the first and second floors are three good sized bedrooms, with the principle bedroom on the second floor benefitting from an en suite shower room. Bute Street is close to many amenities including a number of local schools, Queens Park, the vibrant Kemptown village, a number of transport links and of course Brighton seafront which is only a short walk away.

Offered part furnished - available early August

# Bute Street Brighton

£2,500 Per month



3

BEDROOM

1

RECEPTION

2

BATHROOM



SCAN HERE TO VIEW ALL AVAILABLE PROPERTIES



Approximate gross internal floor area 93.3 sq m/ 1005 sq ft  
 Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>75</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	