

# Temple Gardens

## Brighton

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COMMERCIAL



# Temple Gardens Brighton

£2,250 Per month



2

BEDROOM

1

RECEPTION

2

BATHROOM

## About the property

A beautifully presented second floor flat, together with a south facing balcony and underground parking, situated in a central and sought after close to many amenities including St Ann's Well Gardens, the Seven Dials shopping thoroughfare and Brighton mainline station.

The large open plan reception room is lit by large South facing sliding doors which open onto the balcony. The kitchen has plenty of storage space with a range of floor and wall mounted cupboards as well as space for a dining table.

There are two double bedrooms which are both excellent sizes, with the main bedroom benefitting from a dressing area as well as an en suite shower room. The white suite bathroom, fitted with both bath and shower facilities is adjacent to the second bedroom.

The property also benefits from an allocated underground parking space as well as a dedicated guest parking area which operates on a first-come first-served basis.

The property will be available from mid August and can be let either furnished or unfurnished.

No pets.



SCAN HERE TO VIEW ALL AVAILABLE PROPERTIES



Approximate gross internal floor area sq 105.5 m/ 1136 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>	89	89
(81-91) <b>B</b>		
(69-80) <b>C</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	

**LEXTONS**

Call our lettings team to arrange  
a viewing appointment:

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