



# Lawton & Dawe PROPERTIES



## Flat 8 Quayfil House

24-25 Broad Street, Brighton, BN2 1TJ

**£1,250 PCM**

Lawton & Dawe Properties are delighted to offer to the rental market this newly redecorated, top-floor one-bedroom flat, ideally situated in the sought-after seafront area of Kemp Town.

The property features a bright and well-arranged open-plan kitchen and living area with breakfast bar, complete with an oven and washing machine and undercounter fridge, a modern internal bathroom with a shower over the bath, and a comfortable double bedroom. The flat offers a cosy yet functional living space, perfect for professionals or individuals seeking a well-located home.

Positioned just off St James's Street, the property benefits from a vibrant local atmosphere with an array of shops, cafés, and amenities right on the doorstep. Excellent transport links provide easy access to the city centre, while the seafront is visible from your lounge window!

This prime location is also ideal for employees of the Royal Sussex County Hospital and Amex, making it a highly convenient choice for commuters.

Further benefits include electric heating throughout. Available immediately, early viewing is highly recommended.

Holding fee: £288.00  
Security deposit: £1442.00

- Newly decorated
- Seafront location
- Top floor flat
- White goods
- Available immediately
- EPC E

### Viewing

Please contact our Lawton & Dawe Properties Ltd Office on 01323 779111 to arrange a viewing appointment for this property or visit our website for further information.



1



1



1



1

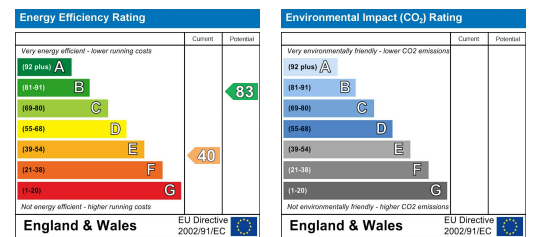
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.