

3 Bed Terraced In Tichborne Street , Brighton, BN1 1UR

£2,200 Monthly





SHORT DESCRIPTION

Property Ref: 16886 SPACIOUS THREE BEDROOM TERRACE HOUSE WITH PATIO GARDEN situated in the heart of Brighton's vibrant North Laine Conservation Area, a short walk from the railway station, the seafront, local theatres and Brighton Pavilion Gardens. A bright, high-ceilinged property in immaculate decorative order with pine floors and new carpets throughout. The property is NOT permitted to be rented as a house of Multiple Occupancy, so only families, couples, or 2-sharers should apply. * Ground floor: Entrance hallway opening to an expansive pine-floored living room (7.4 x 3.3m) with vintage fireplace (not operational) * Basement: Open-plan kitchen, dining, and living area (7.4 x 4.3m), with lightwell to the front; French doors to the rear opening onto a private, paved, patio garden with flowerbed surround. Small under-stairs Bathroom #3. Kitchen equipped with new Bosch electric oven, gas cooktop, under-counter fridge; small freezer unit. * First floor: Spacious Main Bathroom #1 equipped with Bosch washing machine and ceiling pulley laundry drying rack; Master Bedroom #1(4.3 x 3.5 m) with pine floors and ensuite Bathroom #2. * Second Floor: Bedroom #2 (4.3 x 3.5 m) and Bedroom #3 (3.75 x 2.6 m), both carpeted. * Largely unfurnished: Master bedroom (only) is lightly furnished with King-sized master bed, new mattress topper, pine wardrobe and corner cabinet. Other furnishings in pictures are illustrative only. Property Type: Terraced Full Renting price: £2200.00 Pricing Options: Fixed Price

3

Bed Room(s)

3

Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-terrace house
Total floor area	134 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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