



Camelford Street
BRIGHTON
£1,350 pcm



Camelford Street, BRIGHTON

DESCRIPTION

Fabulous two bedroom cottage in the heart of Kemp Town, situated just off the seafront. The accommodation is arranged over four floors with a wealth of charm and character as well as sea views. In addition to the two double bedrooms there is a spacious living room, study, kitchen/dining room, bathroom, rear garden and first floor roof terrace. This property would be ideally suited for a professional couple, family or two professional sharers.

Available 3rd of August and unfurnished.

- Deceptively spacious two bedroom period cottage arranged over four floors
- Situated off the seafront moments from the Pier
- Original period features
- Fantastic roof terrace and rear garden
- Central Kemp Town location close to all the shops and bars on vibrant St. James' Street
- Available date 3rd August.
- Unfurnished

GROUND FLOOR

Study

8' 7" x 4' 5" (2.62m x 1.35m)

Living Room

18' 2" x 10' 5" (5.54m x 3.18m) With cast iron fireplace.

LOWER GROUND FLOOR

Kitchen/Dining Room

17' 7" x 10' 0" (5.35m x 3.05m) Integrated electric oven and hob, space for fridge and freezer and plumbing for washing machine.

FIRST FLOOR

Bathroom

6' 7" x 4' 6" (2.00m x 1.37m) With white suit and exposed brick wall.

Bedroom 2

10' 5" x 10' 0" (3.17m x 3.06m)

SECOND FLOOR

Master Bedroom

13' 11" x 10' 6" (4.25m x 3.21m)

OUTSIDE

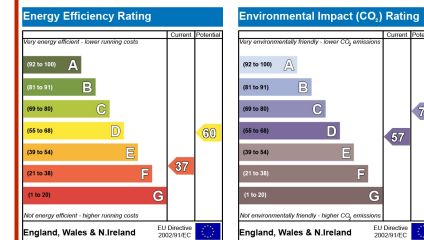
Courtyard Garden

11' 5" x 8' 7" (3.47m x 2.62m) Partially covered walled garden with raised flower beds and pond, wooden decking, outside lighting.

Roof Terrace

Stunning roof terrace with southerly and westerly aspect.

EPC



*TENANT FEES

Referencing and Contract Fee £280.00 per tenant; Guarantor Referencing £140.00 per guarantor; Tenancy renewal/extension £60.00; End of tenancy reference fee



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