

Sawyer&Co.  
sales & lettings



College Court, Eastern Road

Brighton

£1,000 pcm



ONE BEDROOM FIRST FLOOR FLAT IN KEMP TOWN - WITH  
SOUTH FACING BALCONY

A well-presented first floor retirement flat, ideally located in the sought-after area of Kemp Town and exclusively available for the over 65's. The property offers a welcoming hallway with both a storage cupboard and airing cupboard, providing excellent practicality. There is a modern shower room featuring a walk-in shower, designed for comfort and ease of use.

The south-facing double bedroom is bright and inviting, while the spacious south-facing lounge benefits from plenty of natural light and direct access to a private balcony overlooking the attractive communal gardens perfect for relaxing and enjoying the surroundings.

The flat also includes a small fitted kitchen, complete with an electric oven, hob, and fridge/freezer. Additional benefits include access to communal facilities such as a washing room, drying room, and a residents' lounge with kitchen and conservatory that opens onto the beautifully maintained gardens.

Further features include double glazing and electric heating throughout. The property is offered part furnished or unfurnished, providing flexibility to suit individual needs.





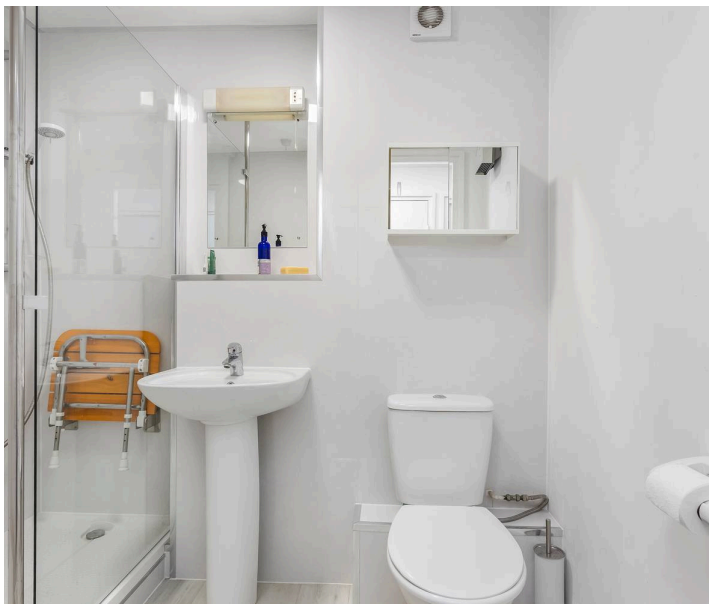
### Key Features

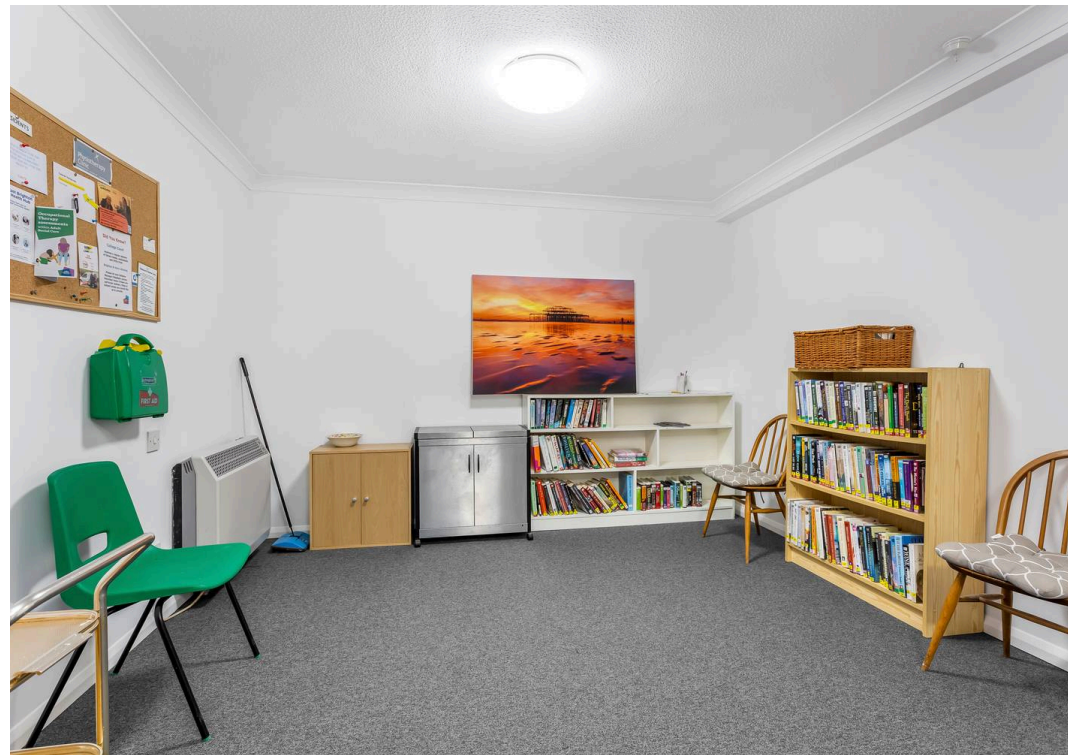
- Available Now
- Unfurnished
- No Pets
- Underground Parking
- Over 65s only
- EPC Rating - D
- Council Tax Band - B (£2,006.23 until April 2027)
- Holding Deposit - £230.76
- Security Deposit - £1,153.84

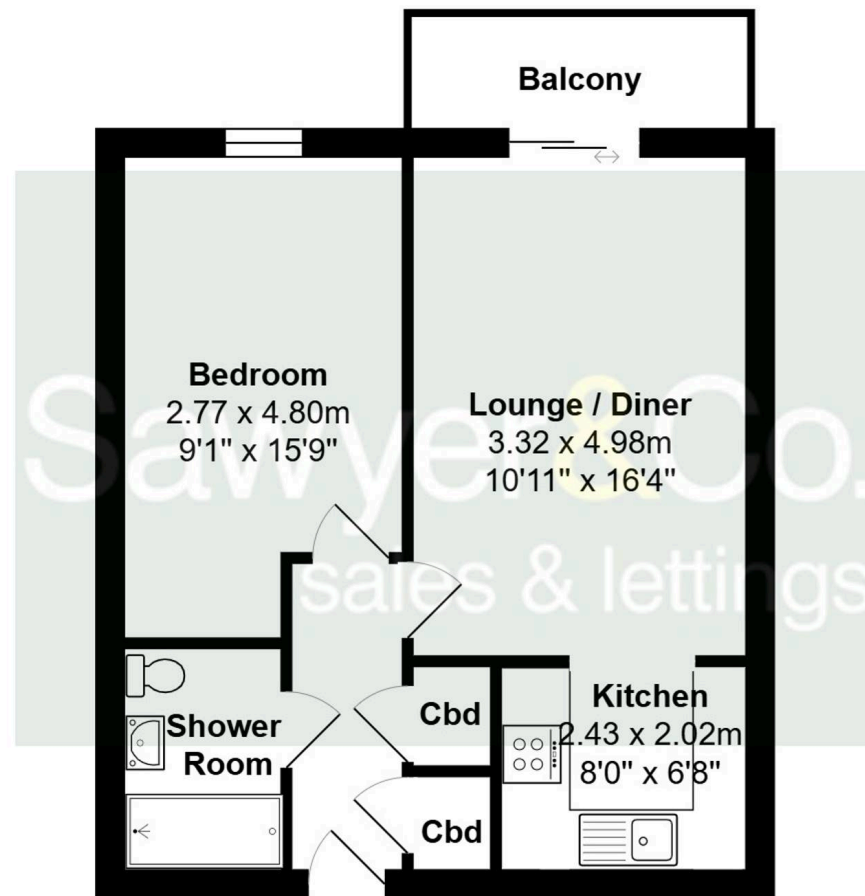
### Tenant Information

Right to Rent - Sawyer & Co cannot start processing an application until the Right to Rent check has been completed (passport min' requirement). Client Money Protection - Sawyer & Co are part of a client money protection scheme. Our Client Money Protection (CMP) Scheme is a compensation scheme run by the National Federation of Property Professionals (NFoPP) which provides compensation to landlords, tenants and other clients should an agent misappropriate their rent, deposit or other client funds. Independent Redress Provided by The Property Ombudsman - Sawyer & Co are part of The Property Ombudsman Scheme (TPOS). This scheme has been providing consumers and property agents with an alternative dispute resolution service since 1990.

The Ombudsman's resolutions are designed to achieve a full and final settlement of the dispute and all claims made by either party. The Ombudsman can, where appropriate, make compensatory awards in individual cases up to a maximum of £25,000 for actual and quantifiable loss and/or for aggravation, distress and/or inconvenience caused by the actions of an agent.







Total Area: 44.2 m<sup>2</sup> ... 476 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.



## Sawyer & Co

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We wish to inform prospective tenants that we have prepared these lettings particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.