



17a Black Lion Street, Brighton, BN1 1ND

£1,750 Per month

Situated in the very heart of Brighton's famous Lanes, this beautifully refurbished top-floor apartment offers a rare opportunity to rent a stylish and contemporary home in one of the city's most vibrant and sought-after locations. Surrounded by boutique shops, cafés, restaurants and moments from Brighton seafront and mainline station, this property combines modern comfort with the best of city living.

Communal Entrance

Private front door from Black Lion Street leads to a well-maintained communal hallway and stairs to the upper floors.

Entrance Hall

Spacious entrance hall with wood-effect flooring, ceiling downlighters, and doors leading to all principal rooms. Wall-mounted electric heater.

Open Plan Living Area

23'7" x 15'2" (7.2m x 4.64m)

A stunning, triple-aspect living space with sash and bow windows offering far-reaching views across Black Lion Street, Prince Albert Street and the rooftops of Brighton's historic Lanes.

Kitchen

12'1" x 8'2" (3.7m x 2.5m)

The newly fitted kitchen features a range of modern units with integrated electric oven, four-ring hob, extractor fan, stainless steel sink and drainer, and fitted Indesit washing machine and Hotpoint fridge. Wood-effect flooring throughout.

Master Bedroom

16'4" x 11'5" (5.0m x 3.5m)

A bright and spacious double bedroom with a feature bow window overlooking Prince Albert Street and the Lanes. Wall-mounted heater, sash window, and built-in alcove shelving.

Bedroom Two

9'9" x 5'5" (2.98m x 1.67m)

A smaller bedroom, ideal as a guest room or home office, with double-glazed window to the rear, ceiling light, and wall-mounted heater.

Shower Room

10'6" x 8'0" (3.22m x 2.46m)

Generous, newly fitted shower room with oversized walk-in shower cubicle, low-level WC with push flush, and wash basin with vanity storage beneath. Additional built-in cupboard housing hot water cylinder and further storage space. Heated towel rail, ceiling downlighters, and hatch to loft storage.

Other Information

UNFURNISHED

AVAILABLE DATE: 15.02.2025

COUNCIL TAX BAND: Tax band TBC

LOCAL AUTHORITY: Brighton and Hove

PARKING: Permit parking Zone Z

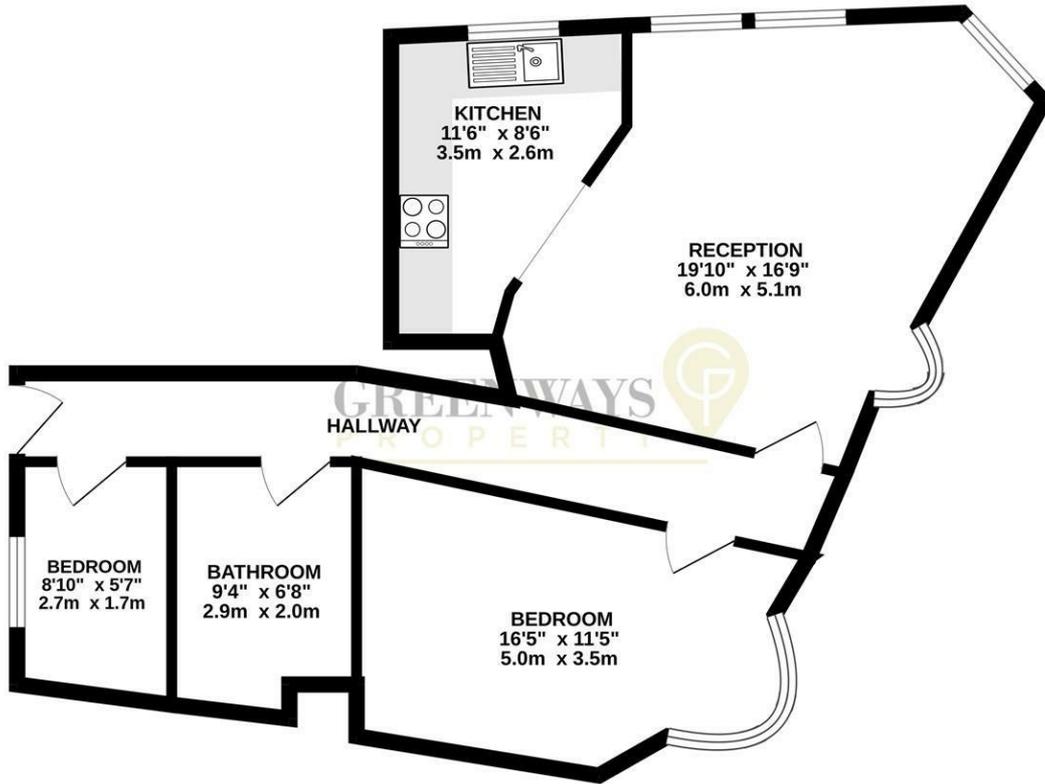
HOLDING DEPOSIT: £403.84

DEPOSIT: £2,019.23

TENACY LENGTH: 12 Months + (Pref)

Floor Plan

SECOND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 641 sq.ft. (59.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PLEASE NOTE:

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

- All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
- Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
- Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
- The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

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