



37 ST PETERS HOUSE 20-26 YORK PLACE BRIGHTON

£1,150 PCM

AVAILABLE BEGINNING OF JUNE UNFURNISHED - This one double bedroom third floor (Top) apartment is conveniently located within walking distance of Brighton Train Station, local amenities, and park areas. The property comprises of an open plan galley kitchen/living room comprising of a number of wall and base units with worktop over, with space and plumbing for a washing machine, space for a freestanding fridge freezer, electric oven and electric hob, a stainless steel sink and drainer. Master bedroom is a double. Family bathroom with radiator, shower over bath, basin and w/c. The property benefits from a gas combi boiler, mixture of UPVC double glazed windows and wooden sash windows throughout, lift to all floors, close by to bus routes and walking distance to Brighton's Mainline Railway Station. EPC - C. Council Tax Band - B £1,818.49 for the period 2024/25 (this is not included within the rent). Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.



- ONE DOUBLE BEDROOM • THIRD FLOOR (TOP) APARTMENT • GAS CENTRAL HEATING • PARKS WITHIN WALKING DISTANCE

COMMUNAL ENTRANCE

Access to the building via York Place.

COMMUNAL HALLWAY

Stairs and Lift to Third Floor.

APARTMENT ENTRANCE

HALLWAY

Carpet, radiator, Consumer Unit, room thermostat, Entryphone, doors to all rooms:

OPEN PLAN KITCHEN/LIVING ROOM

LIVING ROOM

Carpet, radiator, TV points, two wooden sash windows with views to front over looking St Peters Church, opening to:

KITCHEN

LVT flooring, range of wall and base units with worktop over, stainless steel sink drainer and mixer tap, electric oven, gas hob, space and plumbing for a washing machine, space for a freestanding fridge freezer.

MASTER BEDROOM

Carpet, radiator, UPVC double glazed window to rear, Combi Boiler.

BATHROOM

Vinyl flooring, white suite comprising: bath with shower over, basin, w/c, radiator, UPVC double glazed window.

PARKING

On street parking (Zone Y) please contact <https://www.brighton-hove.gov.uk/parking-zones> for more information on applying for a residents parking permit.

COUNCIL TAX BAND

This property is currently rated by Brighton & Hove Council at Band (B) which is approximately £1,818.49. for the period 2024/25 and is excluded from the rent.

REFERENCES & HOLDING PAYMENT

* IMPORTANT *

Please be advised that we will require a holding payment which is the equivalent of one weeks rent prior to starting referencing to secure the property. This will be held until the date of move in and will then be deducted from your final rent amount.

If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

If you require further clarification on the above, please do not hesitate to contact us on 01323 894400 or email info@charlescox.co.uk.

MEASUREMENT INFORMATION

Charles Cox Lettings wish to inform prospective applicants that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING INFORMATION

To arrange a view of this property please contact CHARLES COX LETTINGS for an appointment. Our opening hours are Monday to

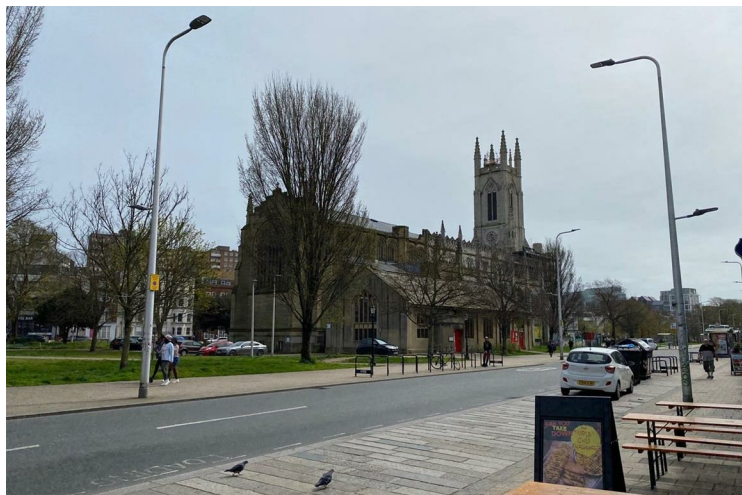


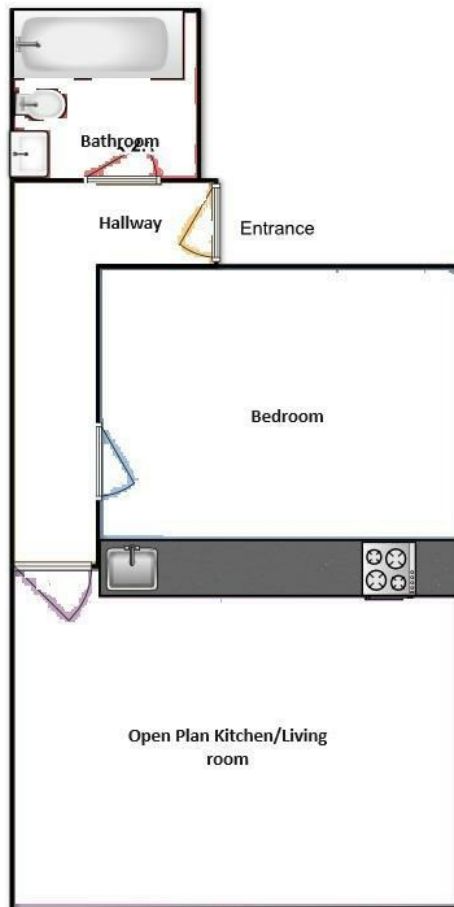
- CITY CENTRE LOCATION • VIEWS OF ST PETERS CHURCH • ON STREET PARKING WITH A PERMIT FROM BRIGHTON & HOVE COUNCIL • SUITABLE FOR A SINGLE PERSON OR COUPLE • EPC - C • COUNCIL TAX - B

Friday 9:00am - 5:30pm please call 01323 894400 or email info@charlescox.co.uk.

MOBILE PHONE & BROADBAND COVERAGE

For mobile phone and broadband information, please use the following website: www.checker.ofcom.org.uk





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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