



## 11 ST PETERS HOUSE 20-26 YORK PLACE BRIGHTON

£1,150 PCM

AVAILABLE BEGINNING OF AUGUST UNFURNISHED - This one double bedroom first floor 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 looking out onto the front of the property. 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 - C £2,078.28 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 • FIRST FLOOR ONE BEDROOM APARTMENT • GAS CENTRAL HEATING • PARKS WITHIN WALKING DISTANCE

- \* First Floor Double Bedroom Apartment
- \* Bright and Spacious Living room
- \* Galley Style Kitchen
- \* Gas Central Heating

### COMMUNAL ENTRANCE

Access to the building via York Place

### COMMUNAL HALLWAY

Stairs and Lift to First Floor.

### APARTMENT ENTRANCE

Four stairs down to the Front Door.

### HALLWAY

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

### LIVING ROOM

12" x 12'3"

Carpet, radiator, Bay Window to the front with wooden sash windows, TV aerial point, opening to:

### KITCHEN

17" x 5'7"

Galley style kitchen with a range of wall and base units with

worktop over, stainless steel sink drainer and taps, space and plumbing for a washing machine, space for a free standing fridge freezer, electric oven and hob, vinyl flooring, Combi Boiler, and UPVC window to rear.

### MASTER BEDROOM

13'5" x 10'8"

Carpet, radiator, wooden sash window to front.

### FAMILY BATHROOM

6'7" x 6'4"

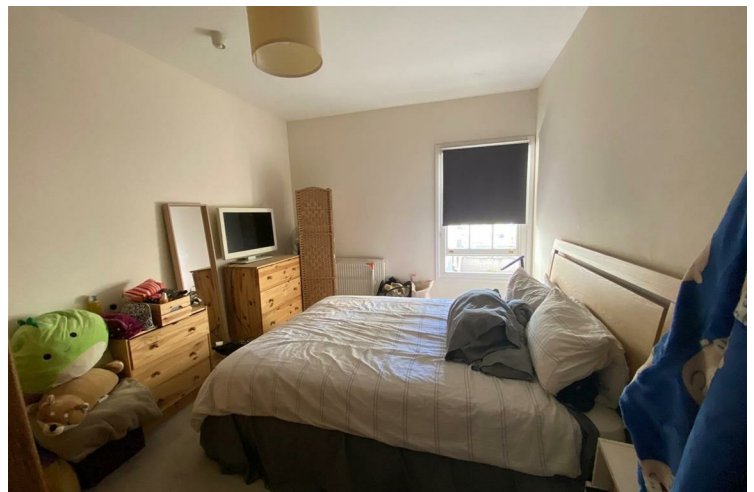
Vinyl flooring, UPVC window to rear, white suite comprising : bath with shower over, w/c, basin, mirror and mechanical extractor fan.

### 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 (C) which is approximately £2,078.28 for the period 2024/25 and is excluded from the rent.



- CITY CENTRE LOCATION • VIEWS OF ST PETERS CHURCH • ON STREET PARKING WITH A PERMIT FROM BRIGHTON & HOVE COUNCIL

## 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](mailto: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.

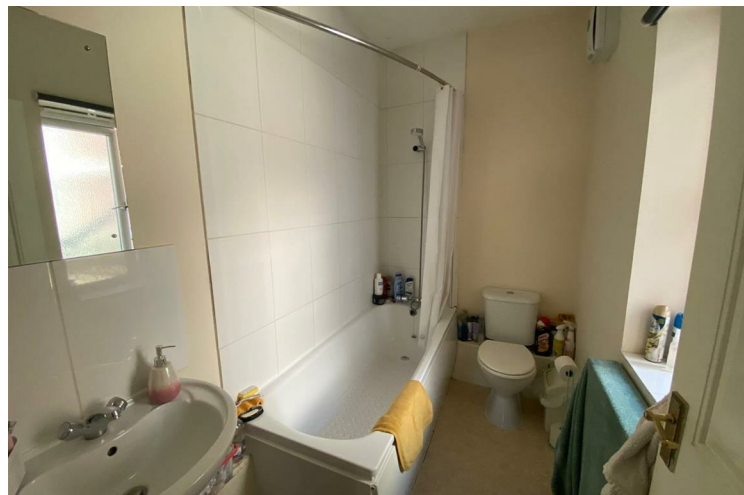
## VIEWING INFORMATION

To arrange a view of this property please contact CHARLES COX LETTINGS for an appointment. Our opening hours are Monday to Friday 9:00am - 5:30pm please call 01323 894400 or email [info@charlescox.co.uk](mailto:info@charlescox.co.uk).

## MOBILE PHONE & BROADBAND COVERAGE

For mobile phone and broadband information, please use the following website: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

- \* Walking distance to Brighton Train Station
- \* Walking distance to the Local Parks
- \* Shops, Bars, and Restaurants close by
- \* Bus Stop to the front of the building



• SUITABLE FOR A SINGLE PERSON OR A COUPLE • EPC - C • COUNCIL TAX - C

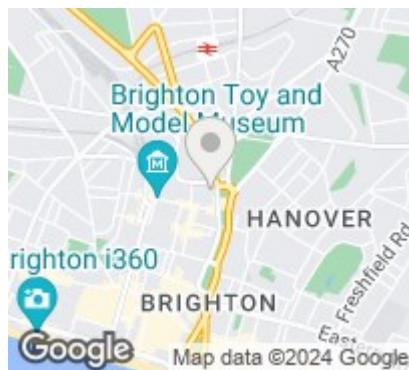
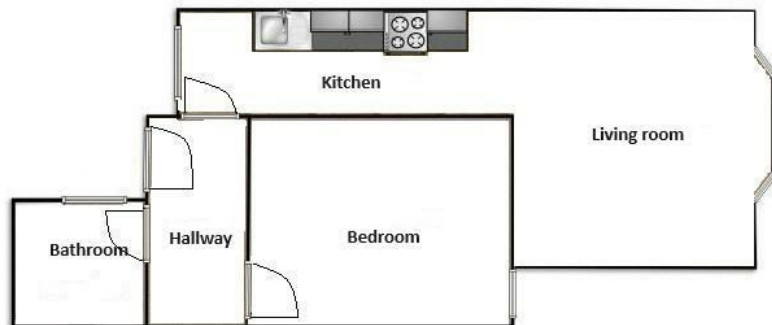




## Additional Information

**Local Authority** - Brighton & Hove Council  
**Council Tax** - Band C  
**Viewings** - By Appointment Only

**Floor Area** - 0.00 sq ft  
**Tenure** -



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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