

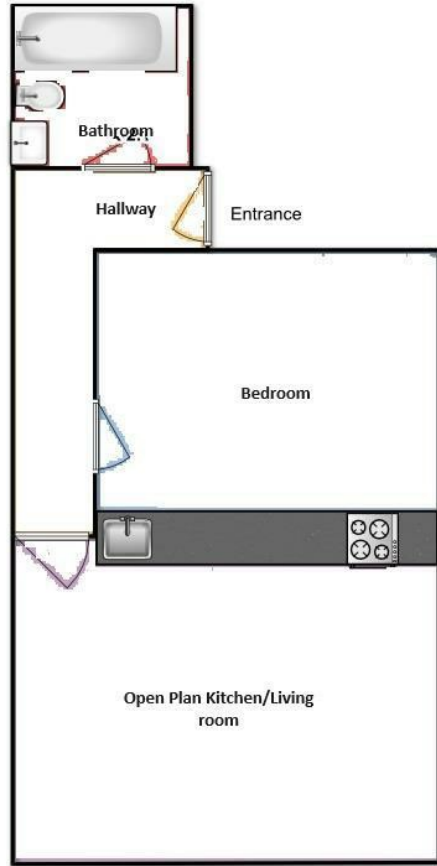


## 37 ST PETERS HOUSE 20-26 YORK PLACE BRIGHTON, BN1 4LG

£1,150 PCM

AVAILABLE END OF JULY 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.

  
**Charles Cox**  
Property Lettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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