50 St James Street Brighton East Sussex BN2 1QG Background User T: E:





# St James's Street , Brighton, BN2 1TP £950 Per Month

Spacious and bright, studio flat in the heart of vibrant Kemp town. Close to local facilities including cafes, restaurants, supermarkets and within a short walk of the seafront. The city centre is a walk away and Brighton train station is around a 20 minute walk. Local bus routes close to hand. PLEASE NOTE CARPETS ARE BEING REPLACED AND WILL NOT BE THE ONES IN THE PHOTOGRAPHS.

Set on the second floor of this building the studio flat is dual aspect with a bay window to the front with the kitchen area with modern kitchen units, gas hob, electric oven and fridge. The studio has plenty of room for a sleeping and living area and there is a window to the rear of the building. Shower room with shower cubicle, w.c. and basin and washing machine. The property also benefits from gas central heating.

Available from the 25th July 2025 on an unfurnished basis Council Tax Band: A EPC Rating: D Weekly rent £219 Resident on street parking Zone C: see council website for details and cost To view call 01273 915400



www.tpsb.co.uk

### **Floor Plan**

#### Area Map



TOTAL APPROX. FLOOR AREA 267 SQ.FT. (24.8 SQ.M.) Whilst every attempt has been made to ensure the accuracy of the floor plan 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 their operability or efficiency can be given Made with Metropix ©2018



## **Energy Efficiency Graph**













These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## www.tpsb.co.uk