



## York Place, Brighton, BN1 4GU

£1,100



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### Summary

This 1 bed first floor flat is located in central Brighton. York Place offers convenience for shops bars, great bus transport links and is close to Brighton Station.

The flat features an east facing open plan lounge/kitchen with a single glazed bay window. The kitchen has space for a fridge and space/plumbing for a washing machine. The compact west facing bedroom is designed to be a peaceful retreat, while the bathroom is functional offering a shower over the bath, wash basin & WC.

The flat benefits from gas central heating.  
Council Tax Band A  
EPC -D  
Parking - Y

### Open Plan Lounge / Kitchen

East facing single glazed bay window. Fitted wall and floor cupboards. Gas hob. Space for fridge. Space & plumbing for washing machine.

### Bedroom

West facing bedroom. Single glazed window.

### Bathroom

Internal compact bathroom, shower over the bath. Wash Basin. WC.

### Views

| 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>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  | 57                      |           |
| (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 |           |

