



9 ORIENTAL PLACE BRIGHTON

£1,750 PCM

AVAILABLE NOW UNFURNISHED - This two bedroom newly redecorated basement flat is conveniently located within walking distance of the Seafrost and local amenities with Brighton Train Station within a mile. The property comprises of an kitchen with a number of base units with worktop over, with space and plumbing for a washing machine, space for a freestanding fridge freezer, built in electric oven and electric hob, a stainless steel sink and drainer. One double bedroom. One single bedroom with en-suite shower. Bathroom with heated towel rail, shower over bath, basin and w/c. The property benefits from a mixture of UPVC double glazed windows and wooden sash windows throughout, close by to bus routes. EPC - C. Council Tax Band - A (this is not included within the rent). UTILITIES - GAS, WATER, ELECTRICITY AND COUNCIL TAX ARE INCLUDED WITHIN THE RENT. Please contact us for further information.



- Two Bedroom Basement Flat
- Own Separate Entrance
- Newly Redecorated
- New Kitchen
- Mixture of UPVC and Sash Windows
- Gas and Water are Included in the Rent

External

Steps down to own separate entrance.

GROUND FLOOR

Entrance Hall

Consumer unit. Stairs to first floor.

Kitchen

Range of base units with built in oven and hob. Space and plumbing for washing machine. Space for fridge freezer. Part tiled walls. Tiled floor. Two UPVC windows. Cupboard to rear housing boiler for whole building. Door to courtyard.

Lounge

Cube shelving. Two large mirrors. Radiator. French doors to courtyard.

Bathroom

Panel enclosed bath with shower over. Pedestal hand basin. W.C. Heated towel rail. Tiled floor. Partly panelled walls.

Bedroom 1

Two sash windows. Radiator. Two built in cupboards.

FIRST FLOOR

Landing

Sash window. Radiator. Cupboard.

Bedroom 2

'L' Shaped. Radiator. Three windows. Shelving unit. Wooden built in bed base.

Shower Room

Heated towel rail. Wall mounted basin. Shower. Tiled walls.

Separate W.C.

Low level W.C.

UTILITIES

COUNCIL TAX, GAS, ELECTRIC AND WATER RATES ARE INCLUDED WITHIN THE RENT

Parking

On street parking (Zone Z) 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 City Council at Band A and is excluded from the rent.

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.

Mobile Phone & Broadband Coverage

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

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 option 1 or email lettings@charlescox.co.uk.

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 option 1 or email lettings@charlescox.co.uk.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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