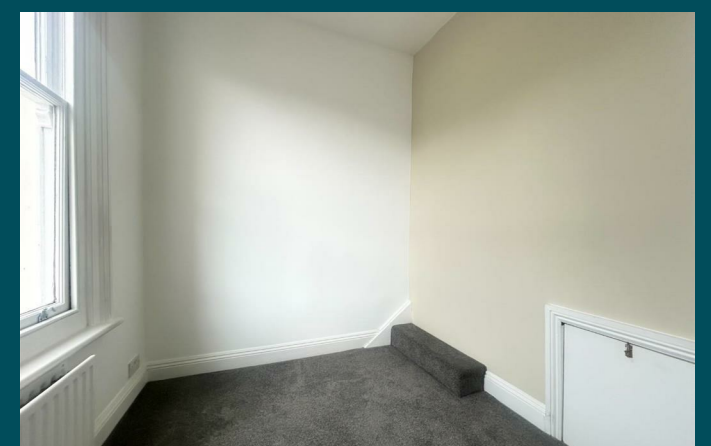




15 York Villas  
Brighton, BN1 3TS



# 15 York Villas

Brighton, BN1 3TS

**£1,495 Per month**

This well presented first floor flat is set within an attractive Victorian building, combining charming period features with stylish modern updates.

A good sized, south-facing bay-fronted living room is bright and welcoming, with high ceilings and large windows creating a light, airy feel. A well-designed kitchenette sits just off the living space, offering fitted units, worktop space, and appliances.

Both double bedrooms are well proportioned and quietly positioned at the rear of the property, providing a peaceful setting. In addition, a separate study offers a versatile space and ideal for working from home.

The bathroom is neatly presented and fitted with a modern suite, including a bath with shower over, wash basin, and WC.

The property is ideally located close to the popular Seven Dials area, with a great selection of independent shops, cafes, and restaurants nearby. The city centre and seafront are also within easy reach, while Brighton Station is approximately 0.5 miles away—making this an excellent option for commuters.

Gas central heating with combi boiler, Council band B

Available for immediate occupation.

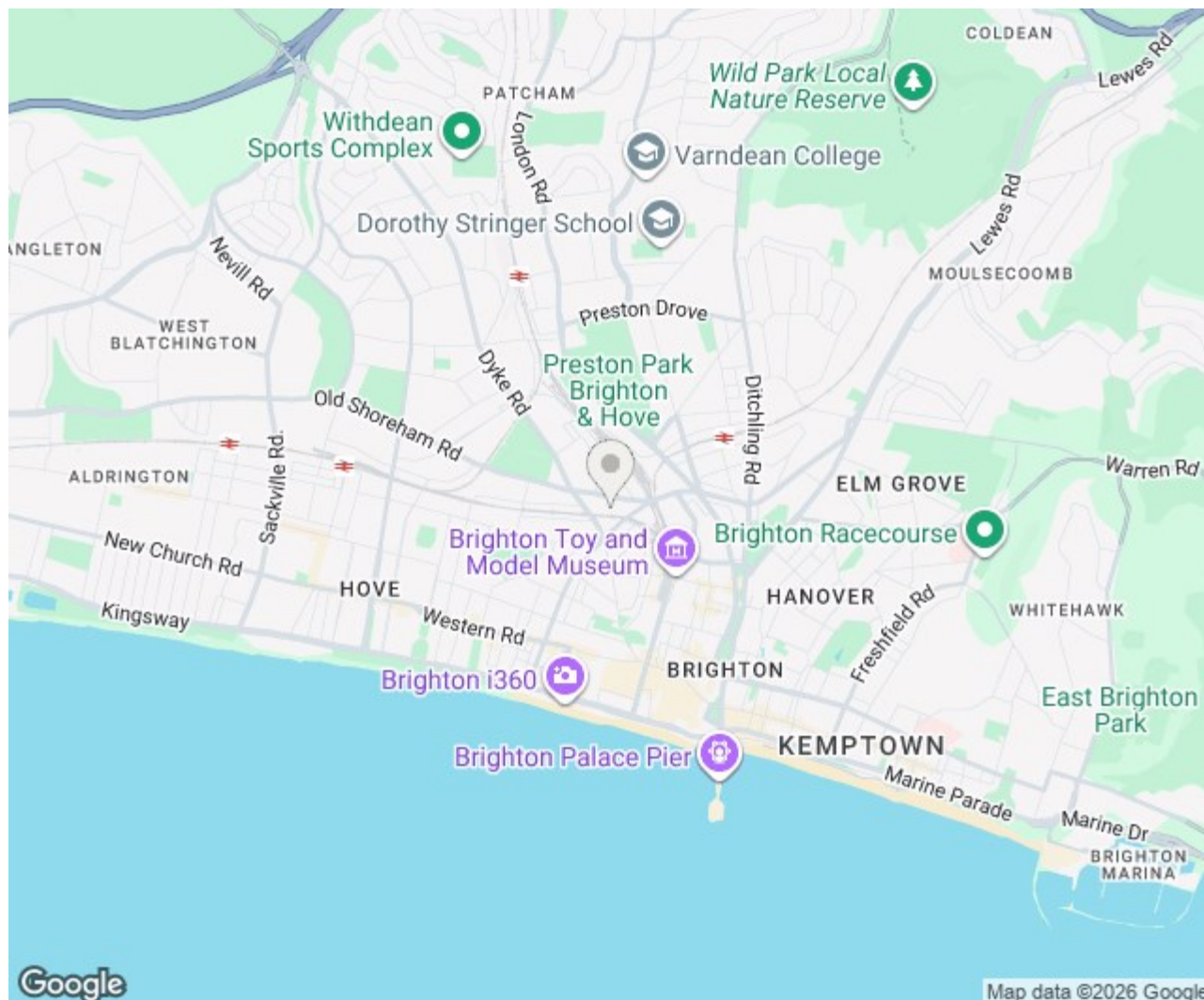
Approx Room Dimensions:

Living Room- 17'01' x 13'01'

Bedroom 1- 12'04' x 8'11'

Bedroom 2- 11'05' x 6'10'

Study- 7'04' x 7'03'



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

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	

England & Wales EU Directive 2002/91/EC

# Pearson Keehan