, Upper St James Street, BN2 1JF
Spencer
&Leigh

, Upper St James Street,
, BN2 1JF

£1,250 PCM -

- Spacious one bedroom apartment
- Newly modernised to a high standard
- South facing 16' living room with feature bay window
- 14' south facing double bedroom
- Modern fitted kitchen with appliances
- Separate utility room
- Gas fired central heating
- Double glazed windows
- Pleasant view of communal gardens
- Available now, unfurnished

Situated in the heart of Kemp Town, a short stroll from the sea front is this newly modernised apartment with one double bedroom ready for immediate occupation. The property boasts a 16' south facing living room with feature bay, a modern kitchen equipped with appliances and unusually a separate utility room housing a gas fired boiler. The 14' double bedroom has a bright Southerly aspect and overlooks the communal garden. The bathroom is well equipped featuring a white suite with an over bath shower. Internally the property has been newly decorated in neutral tones creating a pleasant living space. Offered to let on an unfurnished basis, viewing is highly recommended. Local shops, cafe's and restaurants all fall within walking distance, together with a regular bus service to the city centre. COUNCIL TAX - BAND A.

Entrance Hall

Living Room
13'11" x 9'9"

Kitchen
8'10" x 7'10"

Bedroom
13'11" x 9'6"

Bathroom
6'7" x 5'9"

Utility Room

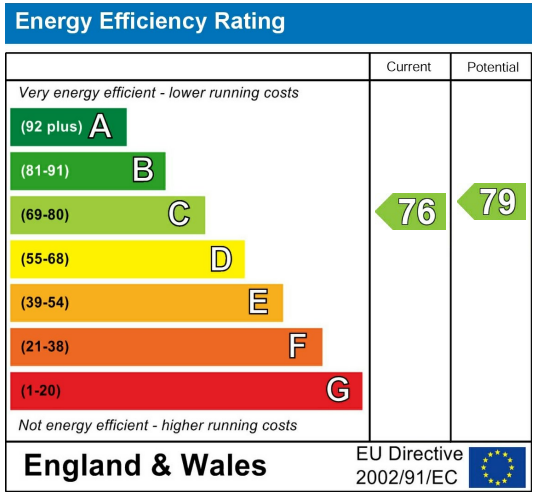
Property Information
Council Tax Band A: £1,719.63 2026/2027
Utilities: Mains gas, electric, water and sewerage
Parking: Permit Street Parking - Zone C
Broadband: Standard 18 Mbps and Superfast 80 Mbps
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

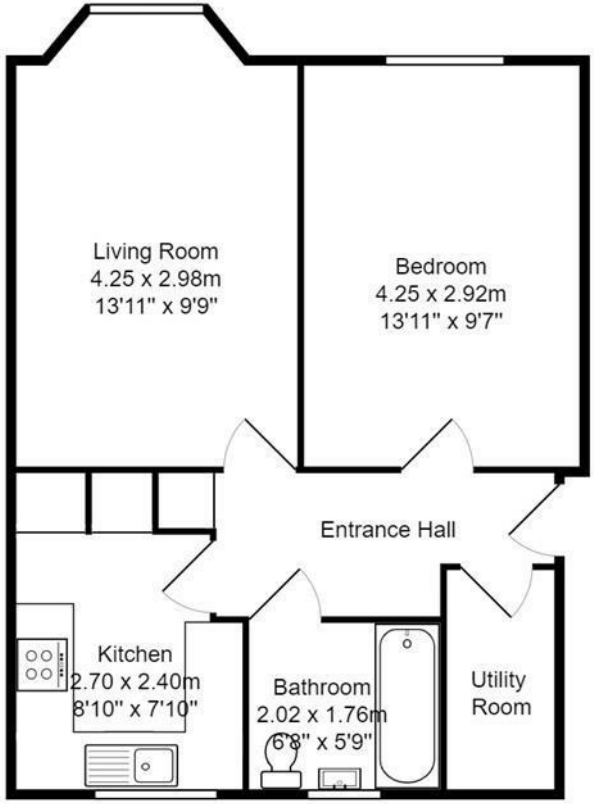
w: www.spencerandleigh.co.uk

Council:- Brighton & Hove
Council Tax Band:- A



The Property Ombudsman SALES

The Property Ombudsman LETTINGS



Total Area: 44.0 m² ... 474 ft²

All measurements are approximate and for display purposes only.