



## 4 ST PETERS HOUSE 20-26 YORK PLACE BRIGHTON

£1,500 PCM

AVAILABLE BEGINNING OF MAY UNFURNISHED - This two double bedroom first floor apartment is conveniently located within walking distance of Brighton Train Station and local amenities. The property comprises of an open plan kitchen/living room comprising of a number of wall and base units with worktop over, with space and plumbing for a washing machine, space for a freestanding fridge freezer, electric oven and electric hob, a stainless steel sink and drainer, and also has access to the balcony. Master bedroom is a double looking out onto the rear of the property and has built in wardrobes (triple). Bedroom Two is a double looking out to the rear of the property and has built in wardrobe (double). Family bathroom with radiator, shower over bath, basin and w/c. The property benefits from a gas combi boiler, UPVC double glazed windows throughout, lift to all floors, close by to bus routes and walking distance to Brighton's Mainline Railway Station. EPC - B. Council Tax Band - D £2,338.06 for the period 2024/25 (this is not included within the rent). Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.



- TWO DOUBLE BEDROOMS • PURPOSE BUILT APARTMENT • GAS CENTRAL HEATING • BALCONY • CITY CENTRE LOCATION

### COMMUNAL ENTRANCE

Access to the building via York Place.

### COMMUNAL HALLWAY

Stairs and Lift to First Floor.

### APARTMENT ENTRANCE

### HALLWAY

Carpet, radiator, consumer unit, entryphone, room thermostat, storage cupboard, doors to all rooms:

### OPEN PLAN KITCHEN/LIVING ROOM

### KITCHEN

Vinyl flooring, range of wall and base units with worktop over, stainless steel sink and drainer with mixer tap, Electric oven, Electric hob, space and plumbing for a washing machine, space for a free standing fridge freezer, boiler.

### LIVING ROOM

Carpet, radiator, TV Point, UPVC double glazed window to rear with a door opening onto the Balcony.

### MASTER BEDROOM

Carpet, radiator, built in wardrobes (triple), UPVC double glazed window to rear.

### BEDROOM TWO

Carpet, radiator, built in wardrobe (double), UPVC double glazed window to rear.

### FAMILY BATHROOM

Vinyl flooring, white bathroom suite including; bath with shower over, basin, w/c, radiator, mirror and bathroom extractor.

### BALCONY

Balcony accessed from living room.

### PARKING

On street parking (Zone Y) 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 Council at Band (D) which is approximately £2,338.06 for the period 2024/25 and is excluded from the rent.

### REFERENCES & HOLDING PAYMENT

\* IMPORTANT \*

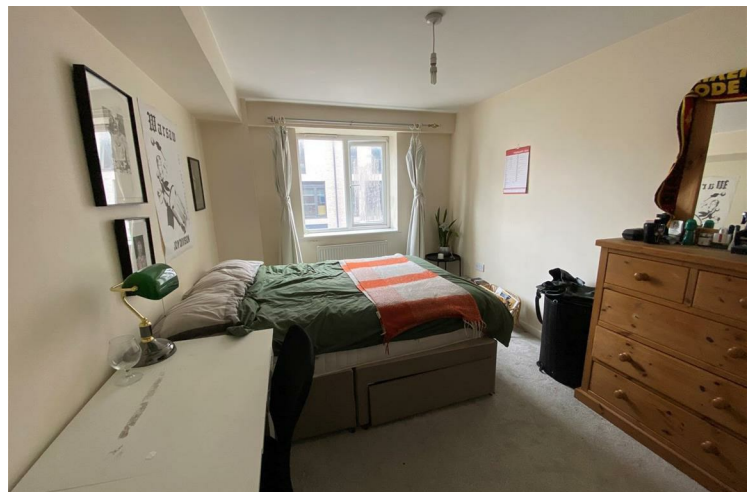
Please be advised that we will require a holding payment which is the equivalent of one weeks rent prior to starting referencing to secure the property. This will be held until the date of move in and will then be deducted from your final rent amount.

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 or email [info@charlescox.co.uk](mailto:info@charlescox.co.uk).

### 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 &



- WALKING DISTANCE TO ALL AMENITIES • ON STREET PARKING WITH A PERMIT FROM BRIGHTON & HOVE COUNCIL • SUITABLE FOR A PROFESSIONAL COUPLE OR PERSON • EPC - B • COUNCIL TAX - D

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.

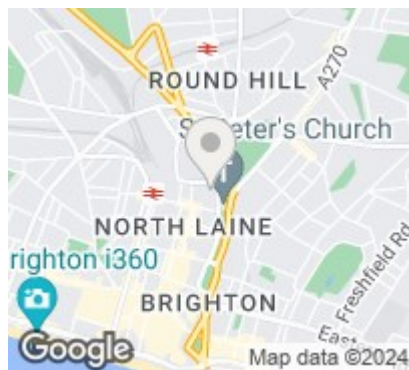
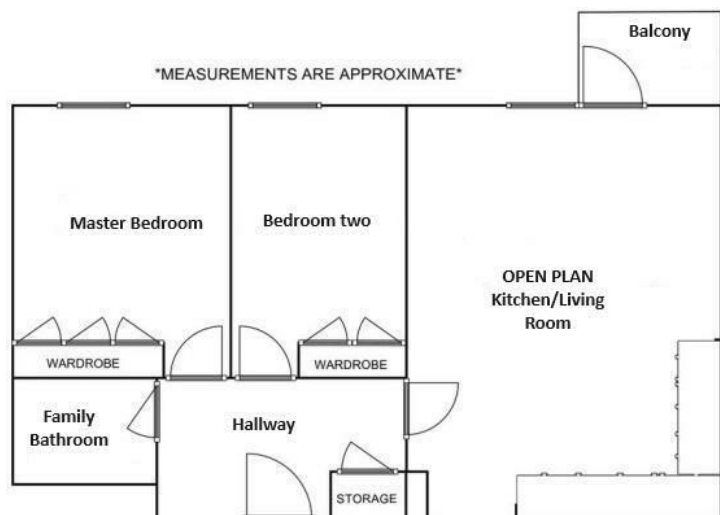
#### **VIEWING INFORMATION**

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 or email [info@charlescox.co.uk](mailto:info@charlescox.co.uk).

#### **MOBILE PHONE & BROADBAND COVERAGE**

For mobile phone and broadband information, please use the following website: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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