



St James's Street

Brighton BN2 1TP

Rental £1,565 pcm

2 bedroom Flat / Apartment available 22 August 2025

73 Upper Gloucester Road Brighton BN1 3LQ
lettings@young-lee.co.uk

01273 005599

Opening Times

Mon 09.00 - 17.30; Tues 09.00 - 17.30
Wed 09.00 - 17.30; Thurs 09.00 - 17.30
Fri 09.00 - 17.30; Sat 09.00 - 13.00; Sun Closed

* Furnished

Situation

This property is a spaciouly proportioned, two double bedroom flat offered fully furnished, located in the heart of Brighton City's Kemp Town region on St James's Street, just a short walk from Brighton Pier, Seafront and the City Centre. The property briefly comprises: Living room with large sash window, two good sized double bedrooms, a modern kitchen including appliances (washing machine & fridge freezer, gas hob and electric oven), modern bathroom with shower over bath and wash hand basin and toilet. The flat benefits from gas central heating as well as sea views from the kitchen and the master bedroom. EPC Rating: C Parking Zone: C Council Tax Band: A Available: 22 August 2025 ** PETS NOT ALLOWED **

Accommodation

All measurements are approximate.

Further Information

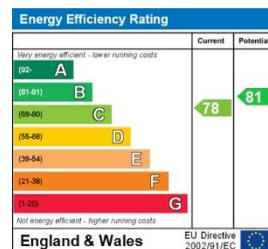
The deposit required is £1,805

The landlord is willing to rent this home to Employed, Self Employed, Own Means, Retired, Company

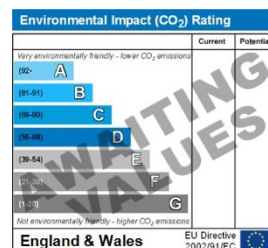
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-2665

Creation Date: 19/07/2025

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Young Lee Limited, 2025. Young Lee Limited Registered in England and Wales No. 04736287