



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Total Area Approx 807.83 sq ft

F16 St Annes Court Burlington Street, Brighton, BN2 1AA

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PCM £1,775 PCM



F16 St Annes Court Burlington Street, Brighton, BN2 1AA

- St Anne's Court - 2 Double Bedroom Furnished Apartment
 - Video Tour Available upon Request!
 - Available 10th of June
 - Long term let
 - Council tax band C
 - Simply Stunning with the Wow Factor! 2 Double Bedroom Apartment in a central sought-after location.
 - Presented in excellent condition having had major recent works including new kitchen and bathrooms and redecorated throughout!
 - The property is accessed via a newly installed lift to the third (top) floor
 - This spacious apartment comprises of 2 double bedrooms, 1 bathroom and an additional shower room, large open plan living/dining/kitchen, and communal gardens.
 - With the Sea one end of the street and St Georges Road the other, all Brighton has to offer is on the doorstep.
 - On street permit parking - Zone H

* A holding deposit will be required to secure the property which is equivalent to 1 week's rent. Once referencing is complete the Holding Deposit will go towards the first month's rent on move-in*



Communal Entrance Hall

Leading to new lift and stairs to 3rd floor.

Entrance Hall

Entry phone system, 2 large built in storage cupboards, one housing tumble dryer, with wood effect laminate flooring.

Open Plan Living/Dining/Kitchen

Living Area

Spacious and light and bright room with wood effect laminate flooring with large bay sash windows.

Kitchen/Dining Area

Range of modern units at eye and base level with wood effect worktops over and splashbacks. Large island with hob with extractor hood and space for dining one end. Stainless steel 1 1/2 bowl sink with drainer and mixer taps. Built in oven, dishwasher and spaces for washing machine and fridge freezer.

Double Bedroom

Wood effect laminate flooring with double glazed sash window.

Bathroom

Fully tiled with modern white suite comprising of bath with mixer taps and dual shower with glass screen, low flush WC with concealed cistern and wall hung wash hand basin with storage below. Additional storage cupboards, heated towel rail and vanity unit.

Double Bedroom

Wood effect laminate flooring with double glazed sash window.

Shower Room

Fully tiled with corner shower cubicle with thermostatic shower, low flush WC with concealed cistern, wall hung wash hand basin with mixer taps and storage cupboard below, heated towel rail.

Communal Gardens

Mainly laid to lawn with mature shrubs and flowers.



- Stunning 2 Double Bedroom Apartment
- Excellently Presented
- Spacious Accommodation
- Bathroom and Additional Shower Room
- Sleek and Modern
- Open Plan Living/Dining/Kitchen
- Sought After Central Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	