



**51 St James Street, Brighton, BN2 1QG**

**£875 Per month**

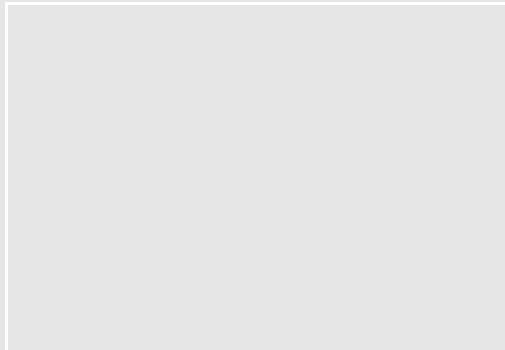
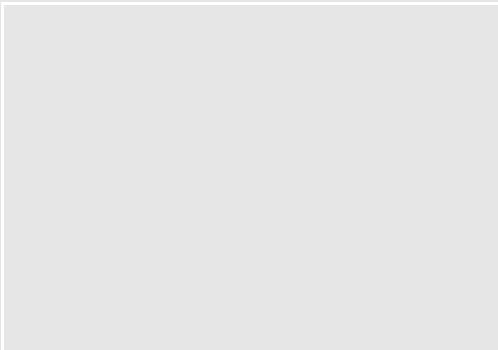


- Central location
- Unfurnished
- Available Now

- Gas central heating
- Single Occupancy only
- Wifi included

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### Summary

Additional £100pcm for gas, water, electric and wifi.

Nestled in the vibrant heart of Kemptown, Brighton, this charming studio flat at St James Street offers a unique opportunity for those seeking a coastal lifestyle. With its prime location just a stone's throw from the seafront, residents can enjoy the refreshing sea breeze and the picturesque views that Brighton is renowned for.

The property boasts a compact yet functional layout, ideal for individuals. Living in Kemptown means you are surrounded by a lively community filled with an array of shops, cafes, and restaurants, all within walking distance. Whether you fancy a leisurely stroll along the beach or a night out in one of the local pubs, everything you need is right at your doorstep.

### Studio room

Good size studio room with compact kitchen

### Shower room

part tiles shower room with shower and wash hand basin

### separate wc

Separate WC and small wash hand basin

### Additional information

Council Tax - A

Parking Zone - C

EPC - D

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		
England & Wales	EU Directive 2002/91/EC	



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