

1 Bed Flat In 15 St James Street Brighton East Sussex BN21RF , Brighton, BN2  
1RF £235,000





## SHORT DESCRIPTION

Property Ref: 14983 Charming One-Bedroom Apartment in Vibrant Kemp Town Prime investment opportunity in the heart of Kemp Town! This stylish one-bedroom apartment is nestled among an eclectic mix of local boutiques, cozy cafés, and acclaimed restaurants. This proven investment property has consistently generated a minimum net income of £23,000 annually after expenses. Currently operating as a successful holiday let, the property comes fully furnished and ready for immediate income generation. Perfect for first-time buyers or investors looking for immediate returns with minimal effort. The current owner has meticulously maintained this turnkey property, allowing you to begin benefiting from this lucrative investment from day one. Move in immediately or continue its profitable holiday let status—the choice is yours in this desirable Brighton location. Viewing Arrangements: To view this exceptional St James Street apartment, please contact me to book your appointment. Viewings are strictly by prior arrangement and available on: Friday, May 23 (3:00 PM - 4:30 PM) Saturday, May 24 (9:00 AM - 1:00 PM) Sunday, May 25 (9:00 AM - 1:00 PM) Friday, May 30 (5:00 PM - 6:30 PM) Saturday, May 31 (2:00 PM - 5:35 PM) Sunday, June 1 (2:00 PM - 5:35 PM) Property Type: Flat Full selling price: £235000.00 Pricing Options: Offers in excess of Tenure: Leasehold Remaining lease (In Year): 88 Yearly Ground Rent Cost: £80.00 Yearly Management Cost: £696.29 Council tax band: EPC rating: D Measurement: 333.681 sq.ft. Outside Space: No Parking Parking: On street Heating Type: No Heating Chain Sale or Chain Free:Chain Free Possession of the property: Self-occupied -----



**Bed Room(s)**



**Bath Room(s)**

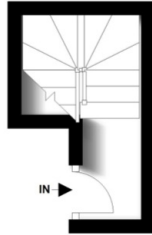


**Living Room(s)**

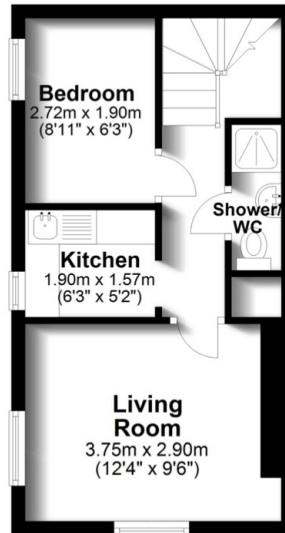
## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

**Ground Floor**  
Approx. 3.9 sq. metres (41.9 sq. feet)



**First Floor**  
Approx. 27.7 sq. metres (298.0 sq. feet)



Total area: approx. 31.6 sq. metres (339.9 sq. feet)

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Top-floor flat
Total floor area	31 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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