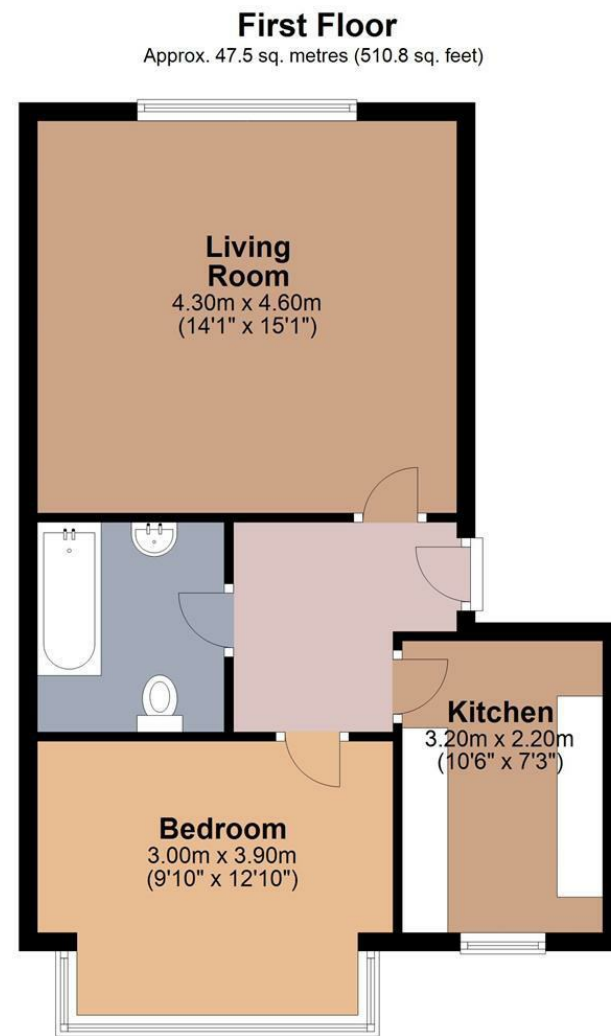


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Est 1972



Total area: approx. 47.5 sq. metres (510.8 sq. feet)



Total Area Approx sq ft

F3, 30 Florence Road, Brighton, BN1 6DJ

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
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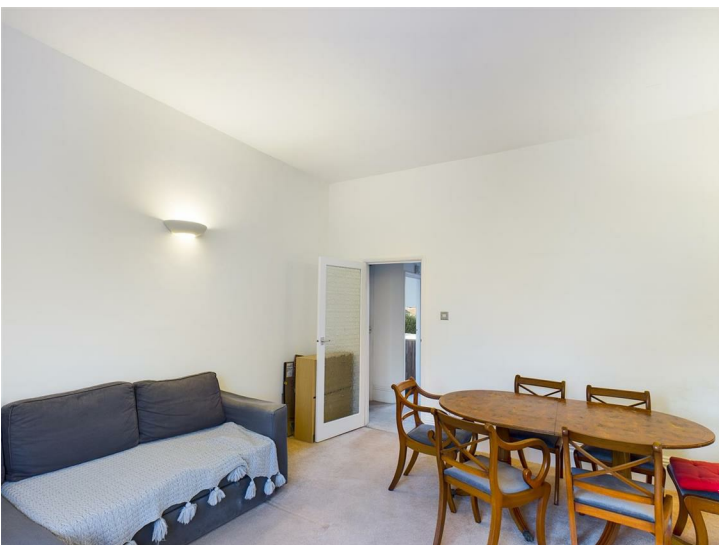
F3, 30 Florence Road, Brighton, BN1

6DJ

- Double bedroom property with lots of storage and big picture windows
- Available 14th November
- A rare opportunity to acquire this stunning first floor flat in this lovely period house
- part furnished with white goods
- Very spacious south facing lounge with huge window
- Good size bathroom
- Furnished with bed, sofa, dining room table & chairs as well as other bits
- Fully equipped kitchen with washing machine. All white goods included
- PRIVATE PARKING SPACE as the rear of the property
- Very Close to London Road Station and transport links
- Council tax band B
- 12-month tenancy

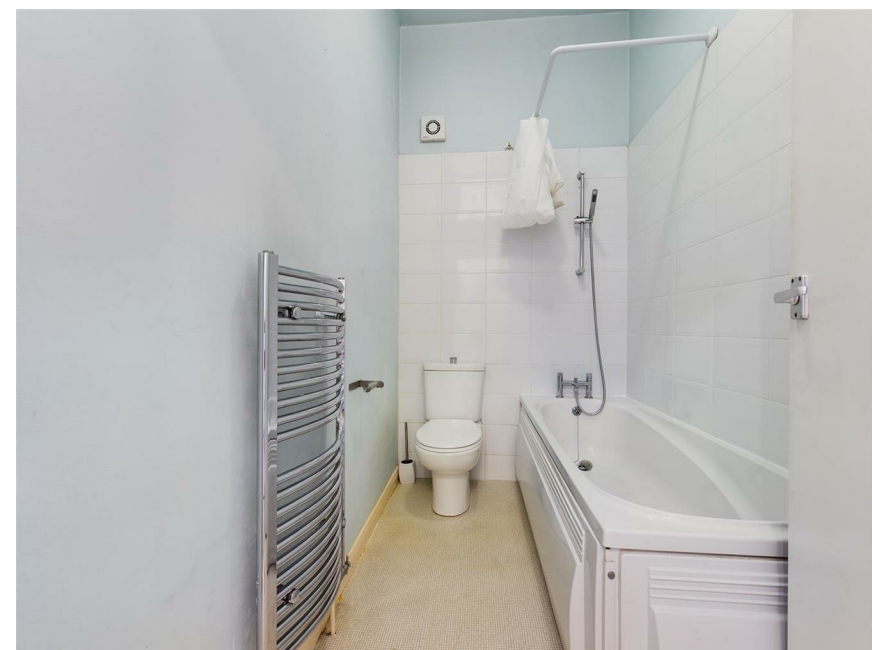
• A holding deposit of £300 will be required to secure the Property which is equivalent to 1 weeks rent. Once referencing is complete the Holding Deposit will go towards the first month's rent

• The above details are intended for information purposes only and do not constitute an offer or form part of a contract. A tenancy will be granted subject to referencing and contracts



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		
	70	79
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **B**



The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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