



Florence Road, Brighton, BN1 6BB  
**£3,200 Per Calendar Month**



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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002



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## Further Information

PETS ACCEPTED. A delightful and spacious THREE bedroom, TWO bathroom ground floor apartment located in a church style conversion on the corner of Stanford Avenue and Florence Road,

This lovely flat has the benefit of TWO private patio gardens, a reception room, open plan kitchen with integrated appliances and dining area, two bathrooms, one en-suite, underfloor heating and is positioned next door to the local community centre with its own cafe.

This property can be rented either FURNISHED or UNFURNISHED is pets accepted and is situated close to London Road shops, bars, restaurants and cafes with a further short walk to Brighton Station.

The flat is available for immediate occupation.



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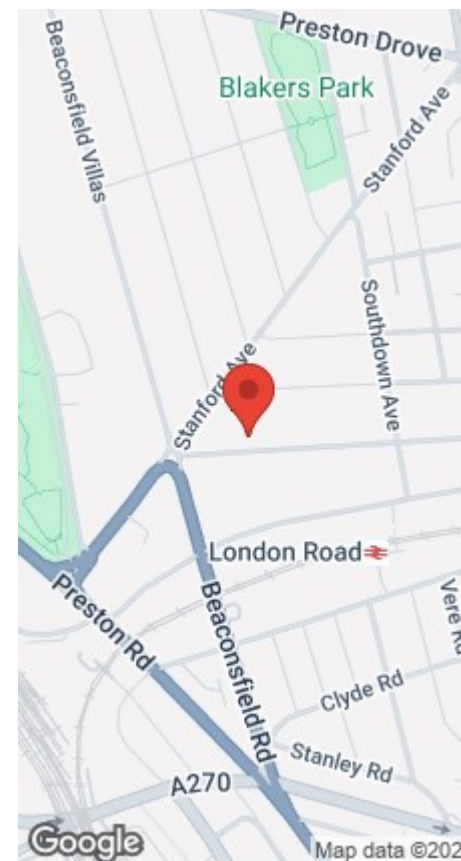
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## SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.

Call 01273 777123 or email [property@goldinlemcke.com](mailto:property@goldinlemcke.com)

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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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