

ELLIOTTS

Working hard for you



LGF, 1 Clermont Road, Brighton, BN1 6SG

£1,200 Per Month

ELLIOTTS are delighted to offer this NEWLY MODERNISED and REFURBISHED lower ground floor flat with OWN STREET ENTRANCE, newly fitted kitchen and shower room, white themed décor and new floor coverings, Accommodation extends to an impressive 58 square metres/625 square feet, Excellent location in Brighton's popular Preston Park Area, adjacent to London Road, a few hundred yards from shops and with Preston Park Station at the top of the road.



www.elliottsestateagents.co.uk

2 Church Road, Hove, East Sussex, BN3 2FL

T: 01273 773399

E: mail@elliottsestateagents.co.uk

Registered No 2829245

Registered Office: 2 Church Road, Hove, East Sussex, BN3 2FL



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All measurements are approximate and for display purposes only

Total Area: 629 ft² ... 58.5 m²

Energy Efficiency Rating		Current	Potential
Floor energy efficiency - (lower rating costs)			
212-240	A		
181-211	B		
150-180	C		
120-149	D		
90-119	E		
60-89	F		
30-59	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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