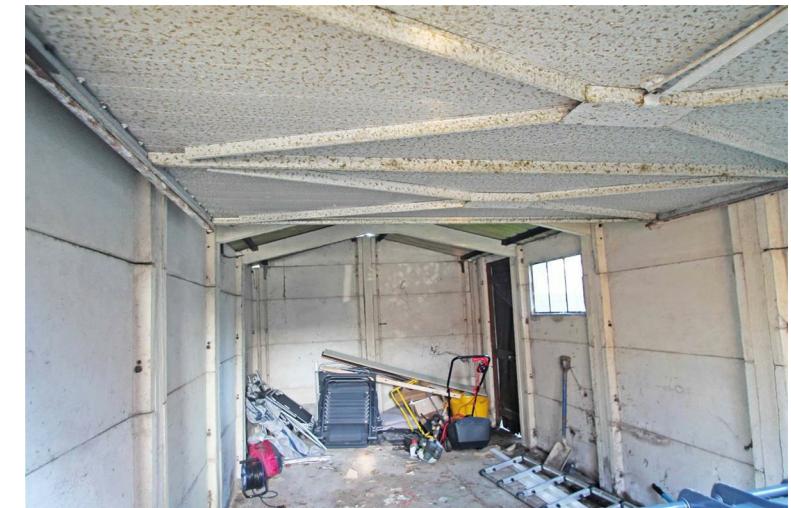




Warmdene Avenue, Brighton, BN1 8UD  
**£1,800 Per Month**



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## Further Information

**PETS ACCEPTED.** Located in the heart of Patcham, close to local schools, restaurants and bus routes, is this newly decorated three bedroom semi detached house.

The property has a garage via shared driveway, a front garden and very long rear garden, a good size through lounge, separate kitchen, three bedrooms, a bathroom with bath and shower and a separate wc.

Warmdene Avenue is well located only a short drive from the A27, making it ideal for commuters to get to London, Gatwick, Heathrow and Worthing.

This property is ideal for a family and is being offered with immediate availability **UNFURNISHED**.



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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
(81-91)	B		66
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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