



Flat 7, 3 Florence Road, Brighton, East Sussex, BN1 6DL

£1,250

Mishon Welton Letts are pleased to present this luxury one bedroom first floor furnished flat with allocated parking space in the leafy Preston Park area of Brighton. The property comprises spacious bright Lounge, open plan fitted modern kitchen with appliances including Electric hob and oven, fridge, plumbing for washing machine in bathroom storage cupboard, Large double bedroom with fitted storage, Luxury bathroom with dual sink units, white suite with shower over bath, Private parking space on front hardstand, Available Beginning of July 2021
Council Tax Band A



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	