



Florence Road, Brighton, BN1 6BB
£2,500 Per Calendar Month



**GOLDIN
LEMCKE**

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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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Further Information

PETS ACCEPTED This stunning three double bedroom, two bathroom apartment is located on the ground floor of a popular unique conversion located on Stanford Avenue.

The property has underfloor heating and the sole use of its own lawned front garden. The flat has a very good size reception room, open plan kitchen with integrated appliances, three double bedrooms, two bathrooms, one en-suite and is finished to a very high standard throughout.

St Augustines Apartments is located at the bottom of Stanford Avenue on the corner of Stanford Avenue and Florence Road close to the shops, restaurants bars and pubs of London Road and a further short walk to Brighton Station.. There is also the unique benefit of being next door to the community centre and cafe.

This lovely property can be rented either **FURNISHED** or **UNFURNISHED**



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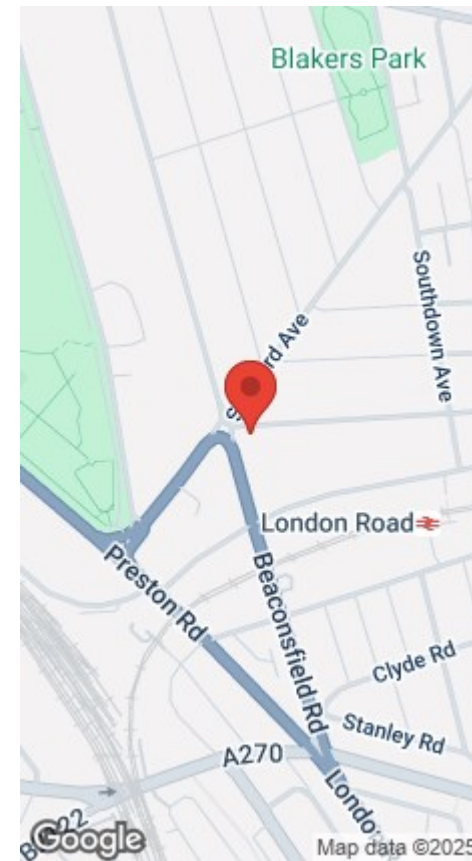
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SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.

Call 01273 777123 or email property@goldinlemcke.com

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.



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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		
	80	80
England & Wales		EU Directive 2002/91/EC