



**4, 13 Porthall road, brighton, BN1 5PD**

**£595**

Really good size studio flat located on the first floor in this quiet location close to Hove park.

Bright studio room with large windows. Fitted kitchen with electric cooker. Shower room.

Electric heating. Good decorative order throughout Professionals only single or a couple, Available now

Council Tax Band A

Parking Zone Q

Tenants Fees

£190.00 (including VAT) for the first tenant this includes the referencing fee, drawing up the tenancy agreement for 1 applicant

£190.00 (including VAT) for each additional tenant

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>19</b>	<b>19</b>
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>41</b>	<b>41</b>
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		