



**3, 131 Ditchling Road, Brighton, East Sussex, BN1 4SE**

**£725**

First floor unfurnished studio flat in central Brighton close to London Road station, Entrance leading to large studio room with sash windows having amazing views across the city, separate fitted kitchen with electric hob, electric cooker and plumbing for washing machine, Modern bathroom with shower, available now professionals only

Council Tax Band A

Parking Zone J

Tenants Fees

£250.00 (including VAT) for the first tenant this includes the referencing fee, drawing up the tenancy agreement for 1 applicant

£250.00 (including VAT) for each additional tenants



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>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		56	77
<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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		44	74
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		