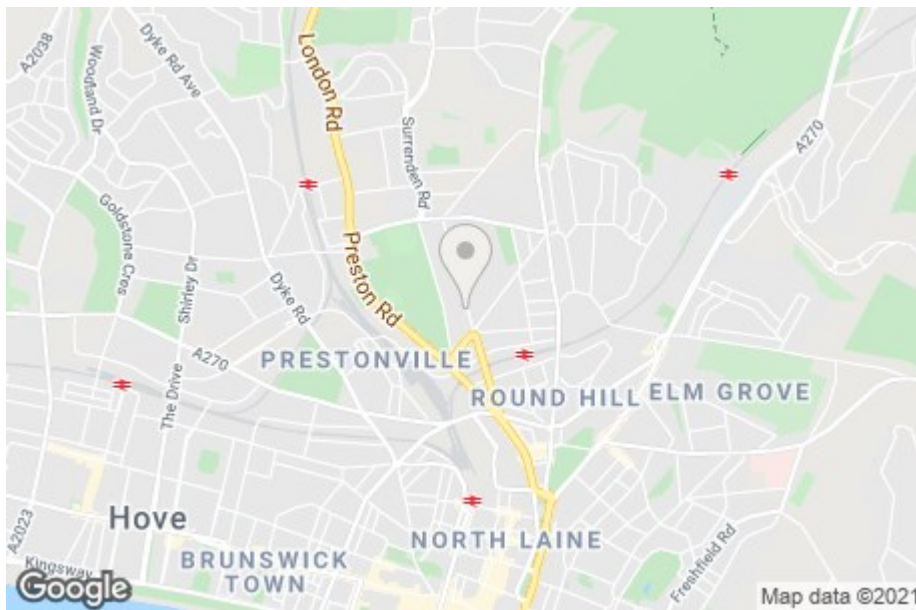


GFF, 17 Beaconsfield Villas, Brighton, East Sussex, BN1 6HA

£1,395

Mishon Welton Letts are pleased to present this Two Bedroom ground floor unfurnished ground floor garden flat, entrance hall, large lounge, two double bedrooms, modern fitted kitchen, modern bathroom with shower, gas central heating, lounge with access to a sun room over looking the garden. bathroom with bath and electric shower. Kitchen with washing machine fridge, dishwasher and oven. Separate wc and great sized rear lawned garden. Professional tenants only and no pets allowed. Available 14th November 2021

Council Band B
Parking Zone J



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		
		78
	54	
England & Wales <small>EU Directive 2002/91/EC</small>		

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		
		80
	50	
England & Wales <small>EU Directive 2002/91/EC</small>		