



## Windlesham Road, Brighton, BN1 3AG

**£1,000 Per month**



- Top Floor
- Near Seven Dials
- New Carpets
- Electric Heating



- Double Bedroom
- Unfurnished
- Large Bright Windows
- Available Now



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### Summary

Welcome to this charming attic-style flat located on Windlesham Road in the vibrant city of Brighton. This property boasts a bright aspect that fills the rooms with natural light, creating a warm and inviting atmosphere.

The flat has new carpets fitted throughout, offered in good decorative order. Double bedroom with eaves storage, bright lounge, kitchen with fridge & freezer & space/plumbing for w/m. Bathroom has a bath with a shower attachment.

Situated close to St Anne's Well Gardens and 7 Dials, this flat offers not only a convenient location but also easy access to beautiful green spaces and local amenities.

### Lounge

14x13 (4.27mx3.96m)

New Grey Carpets. Double Glazed Window. Radiator. Eaves storage

### Bedroom

14x11 (4.27mx3.35m)

New Grey Carpets. Double Glazed Window. Radiator. Eaves storage

### Kitchen

9x6 (2.74mx1.83m)

Double Glazed Window. Fitted units. Oven/hob. Fridge. Plumbing for w/m.

### Bathroom

White suite with shower attachment. WC. WHB. Radiator. Double glazed Window.

### Useful Information

Parking Permit - Y

EPC-E

Council Tax-B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>75</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

