



3 Windlesham Avenue, Brighton, BN1 3AH

£1,000 Per month



- Close to 7 Dials & St Annes Well Gardens
- Modern kitchen units
- Double bedroom
- Electric heating
- Parking zone Y

- Open plan lounge/kitchen
- Fully tiled shower room
- Top floor (2nd)
- Flat in a quiet building

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Summary

Priors are pleased to offer an unfurnished recently decorated compact 2nd (top) floor 1 bed flat close to St Annes Well gardens & 7 Dials. The flat offers an open plan south facing lounge and a well presented modern kitchen with built in oven, undercounter fridge & plumbing for a washing machine (10x14). The flat has a compact double bedroom 8x9 with some slimline storage A fully tiled shower room & WC. Some further storage in hallway. The flat has electric heating. EPC-D. C-Tax-A. Parking-Y. Suit single working professional. Sorry no pets or smokers.

Open Plan Lounge-Kitchen

10x14 (3.05mx4.27m)

South facing room, kitchen with a selection of modern units including oven, hob, undercounter fridge & plumbing for washing machine.

Bedroom

8x9 (2.44mx2.74m)

North facing bedroom

Bathroom

Tiled bathroom with fitted shower cubicle, WC & WHB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	45	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

