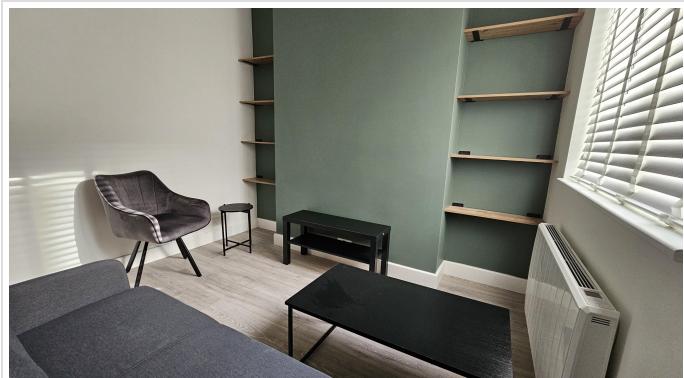
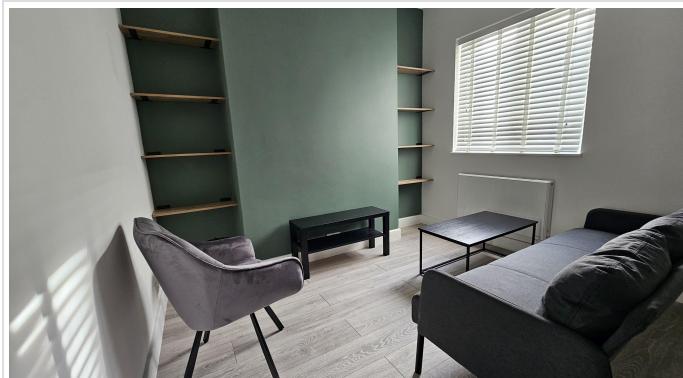


**99Home Ltd.**

99Home Ltd,  
Sutton Business Centre,  
Restmor Way,  
Wallington,  
SM6 7AH,  
Phone :0203 5000 999  
Email  
[:info@99home.co.uk](mailto:info@99home.co.uk)

1 Bed Flat In Ground Floor Flat Viaduct Road, Brighton, BN1 4NB £1,400 Monthly





## SHORT DESCRIPTION

Property Ref: 16203 A beautifully refurbished and fully furnished one-bedroom ground-floor flat, finished to a high standard with brand-new furniture and appliances. The property offers a bright living space, a modern fitted kitchen and a stylish bathroom, plus electric heating and double glazing. Set in a convenient central Brighton location, close to a great selection of cafés, shops and local amenities, with excellent transport links and easy access to the city centre. Ideal for a single occupant or a couple. Property dimensions Approximate total area: 32 sq m. Property Type: Flat Full Renting price: £1400.00 Pricing Options: Fixed Price Tenure: 6 months Council tax band: A EPC:D Measurement:344.445 sq.ft. Parking: Permit Heating Type: Electric Heating -----

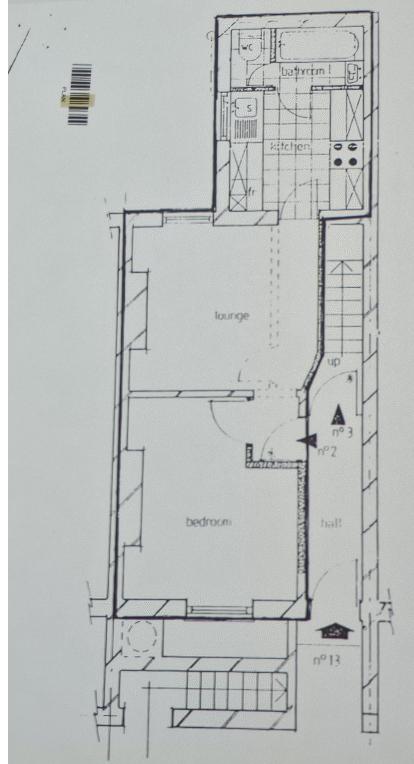
1  
Bed Room(s)

1  
Bath Room(s)

1  
Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Ground-floor flat
Total floor area	32 square metres

### Rules on letting this property

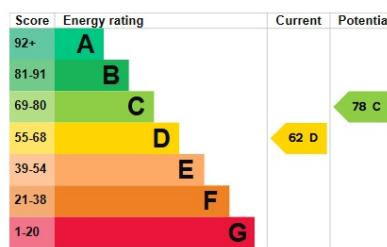
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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