



106 Kipling Avenue, Brighton, BN2 6UE

£1,450 PCM

Maslen Letting Agents is proud to present...A LARGE TWO BEDROOM FAMILY HOME IN WOODINGDEAN. This well presented family home offers, a large welcoming lounge and dining room, farm style kitchen with white goods, utility room and downstairs WC. Upstairs, you find two double bedrooms and a family bathroom with "P" shaped bath and modern décor. There is also generous sized garden, with a parking space to the rear of the property. EPC Rating D. Council Tax Band C. Offered UNFURNISHED and available at the end of May.

### **Hallway**

Double glazed front door with window to side, radiator, understairs storage cupboard.

### **Lounge**

Double glazed sliding patio door to front leading to front garden, fireplace surround with mantle, gas fire, radiator, laminate flooring, square arch to:

### **Dining Room**

Double glazed sliding patio door overlooking and leading to rear garden, full length double glazed window to side, laminate flooring, radiator.

### **Utility Room/WC**

Double glazed window to rear, plumbing for washing machine, radiator, tiled flooring, low level WC, vanity unit with wash hand basin and storage below.

### **Kitchen**

Fitted kitchen with worktop surfaces with cupboards & drawers below, wall mounted units over, inset one and a half bowl sink and drainer unit with mixer tap, gas cooker point with cooker hood over, tiled splashbacks, appliance space for fridge/freezer.

### **First Floor Landing**

Loft hatch.

### **Bedroom**

Double glazed window to front, radiator, fitted wardrobes with hanging rail & shelf.

### **Bedroom**

Double glazed windows to rear, radiator, laminate floor.

### **Bathroom**

White bathroom suite comprising 'P' shaped bath with mixer tap & wall mounted shower fitment over, low level WC with push button flush, vanity unit with wash basin & mixer tap, storage below. Heated towel rail, tiled flooring, recessed spotlights, double glazed window to rear.

### **Outside**

#### **Front Garden**

Lawned formal front garden with hedging to side. Front gate.

#### **Rear Garden**

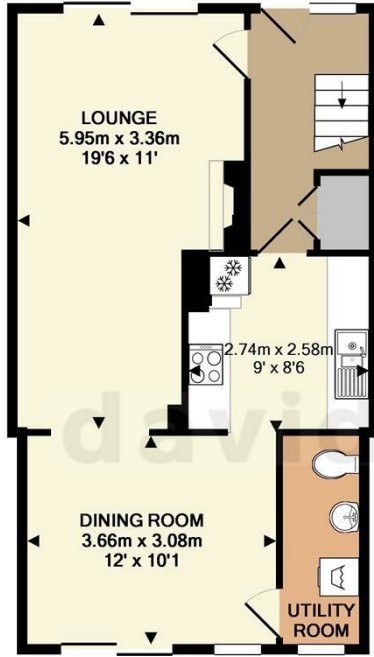
32' x 18' (9.75m x 5.49m)

Paved patio area with steps up to decking area, gated rear access. brick storage shed, walled boundaries.

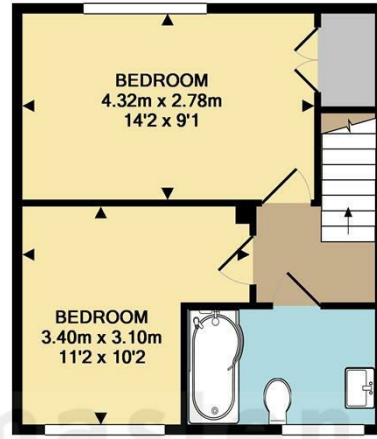
### **Total approx Floor Area**

### **Council Tax Band C**





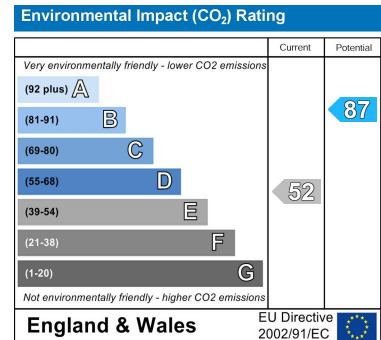
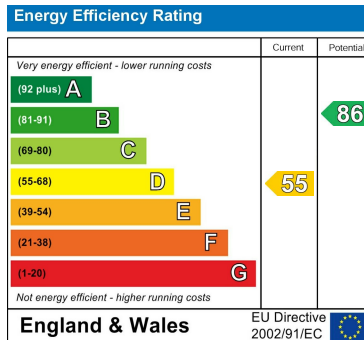
GROUND FLOOR  
APPROX. FLOOR  
AREA 46.7 SQ.M.  
(502 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 31.6 SQ.M.  
(340 SQ.FT.)

TOTAL APPROX. FLOOR AREA 78.2 SQ.M. (842 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2019



**IMPORTANT**

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

**IMPORTANT**

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order. Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor. Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.



**OFFICES THROUGHOUT THE CITY**

**LEWES ROAD**

39 Lewes Road,  
Brighton,  
BN2 3HQ  
t: (01273) 677001  
e: lewesroad@maslen.co.uk

**FIVEWAYS**

290 Ditchling Road,  
Brighton,  
BN1 6JF.  
t: (01273) 566777  
e: fiveways@maslen.co.uk

**WOODINGDEAN**

62-64 Warren Road,  
Woodingdean,  
Brighton BN2 6BA  
t: (01273) 278866  
e: woodingdean@maslen.co.uk

**LETTINGS**

290 Ditchling Road,  
Brighton,  
BN1 6JF  
t: (01273) 321000  
e: lettings@maslen.co.uk



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.