



Flat 33, Avalon West Street, Brighton, BN1

£1,750 Per month

Maslen Letting Agents is delighted to offer a spacious apartment in the heart of Brighton City Centre with a South-Westerly Balcony. The property comprises TWO DOUBLE BEDROOMS, featured KITCHEN with appliances, LOUNGE/DINER, En-suite and a family bathroom. EPC rating D. Council Tax Band F. The property is unfurnished and AVAILABLE NOW.

Main Entrance

The main entrance is from West Street or a rear entrance from Middle Street. Communal entrance via the gardens with lift access.

Entrance Hall

Storage cupboard. Entryphone system. Doors leading to:

Lounge/Diner & Kitchen

34'6" max x 13'10" (10.54m max x 4.23m)

Lounge/Diner:

Double glazed patio doors leading to the balcony. Wall mounted air-conditioning unit. Wooden flooring. Open plan access to:

Kitchen:

Stainless steel matching wall and base units incorporating the stainless steel sink and drainer with mixer tap. Integral appliances including dishwasher, fridge/freezer, electric oven and microwave.

Bedroom One

25'9" x 9'6" (7.86m x 2.92m)

Double glazed door leading to the balcony. Built in double wardrobe. Electric heater. Door leading to:

En-Suite Shower Room

Corner shower cubicle with thermostatic shower. Wash hand basin. Low level WC, Shelving. Chrome towel radiator.

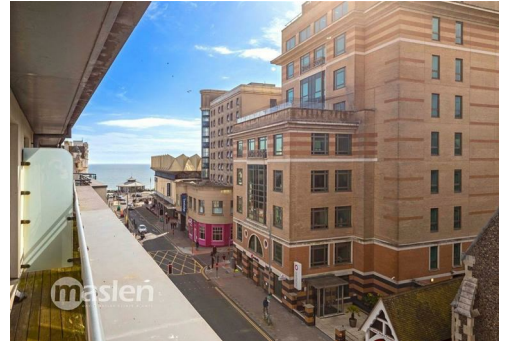
Bedroom Two

20'6" x 10'2" (6.27m x 3.12m)

Double glazed door leading to the balcony. Built in double wardrobe. Electric heater.

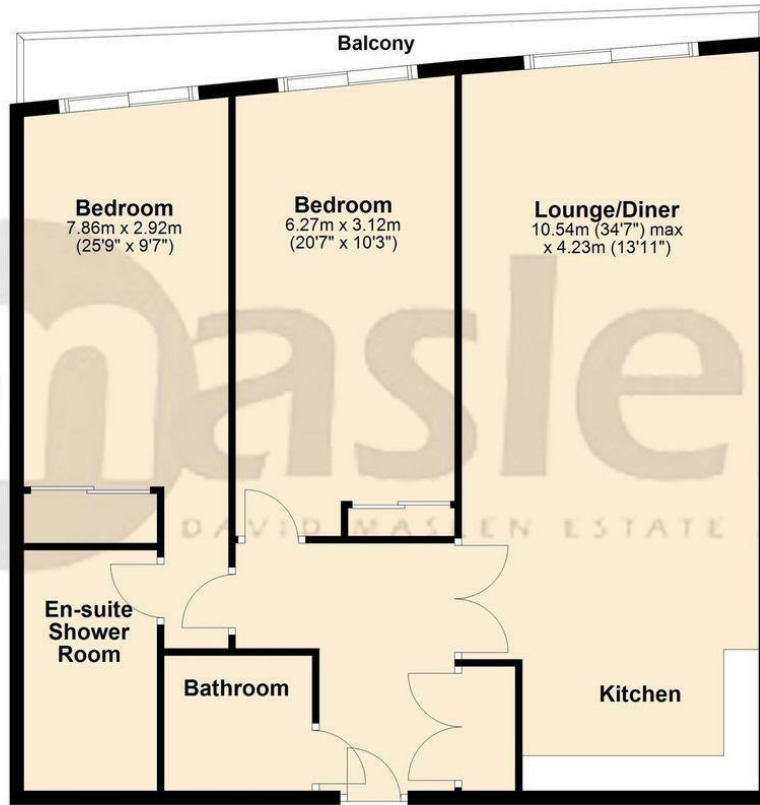
Bathroom

Panelled bath with shower over. Wash hand basin. Low level WC. Chrome towel radiator.



Floor Plan

Approx. 105.7 sq. metres (1137.7 sq. feet)



Total area: approx. 105.7 sq. metres (1137.7 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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.