



Flat 3, 43 Clyde Road, Brighton, BN1 4NN

£1,195 Per month

Maslen Letting Agents is delighted to offer a spacious first floor apartment close to London Road Train Station, bus routes and a short distance to Fiveways and Preston Circus. The property comprises of a double bedroom, living/dining room, kitchen/breakfast room, bathroom and gas central heating. EPC Rating D. Council Tax Band A. The property is unfurnished and available from 1st June.

Communal Entrance

Main door leading to:

Entrance Hallway

Stairs leading to the hall. Loft access. Doors leading to:

Living/Dining Room

17'9" x 12'2" (5.42m x 3.73m)

Two double glazed front aspect windows with distant views. Radiator. Wall mounted electric fire. Wooden flooring.

Kitchen/Breakfast Room

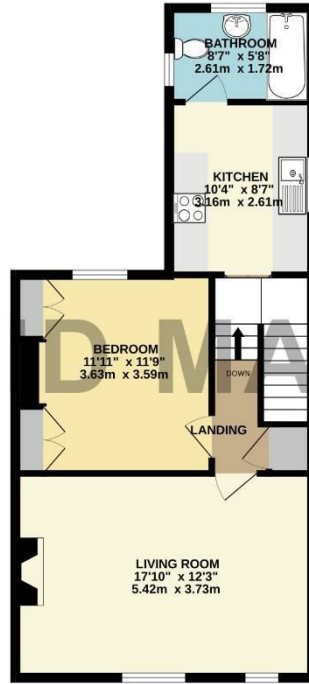
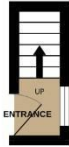
10'4" x 8'6" (3.16m x 2.61m)

Matching wall and base units incorporating the electric cooker with the four ring gas hob. Space/plumbing for the washing machine. Space for fridge and freezer. Wooden flooring. Double glazed side aspect window. Wall mounted gas central heating boiler. Door leading to:

Bathroom

Double glazed rear aspect window. Panelled bath with shower attachment above. Pedestal wash hand basin. Low level WC. Radiator.





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TOTAL FLOOR AREA: 578 sq ft. (53.7 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. They are to be treated as approximate 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			74
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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

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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



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