



62 Foxdown Road, Brighton, BN2 6TL

£1,650 Per month

Maslen Letting Agent is delighted to offer to let an END TERRACED HOUSE situated in a popular residential area in WOODINGDEAN. The property comprises THREE bedrooms, living/dining room, kitchen/breakfast room, bathroom, garden to three sides, off road parking, and gas central heating. The property is part-furnished and available from END OF JULY. EPC Rating C and Council Tax Band C.

### **Entrance Porch**

Double glazed door leading to the porch. Inner door leading to:

### **Entrance Hall**

Stairs leading to the first floor. Laminate flooring. Doors leading to:

### **Living/Dining Room**

17'9" x 16'11" (5.43 x 5.16)

Double glazed, double aspect windows. Radiator. Sofa. Laminate flooring.

### **Kitchen/Breakfast Room**

17'9" x 7'1" (5.43 x 2.16)

Double glazed rear window and door leading to the garden. Matching wall and base units. Stainless steel sink, with drainer and mixer tap. Wall mounted gas central heating boiler. Built in electric oven and hob. Space/plumbing for dishwasher, washing machine and fridge/freezer.

### **Bedroom One**

12'2" x 10'2" (3.71 x 3.10)

Double glazed side aspect window. Storage cupboard. Radiator.

### **Bedroom Two**

10'11" x 10'4" (3.35 x 3.15)

Double glazed front aspect window. Radiator.

### **Bedroom Three**

8'9" x 7'9" (2.68 x 2.38)

Double glazed front aspect window. Radiator.

### **Bathroom**

### **Outside**

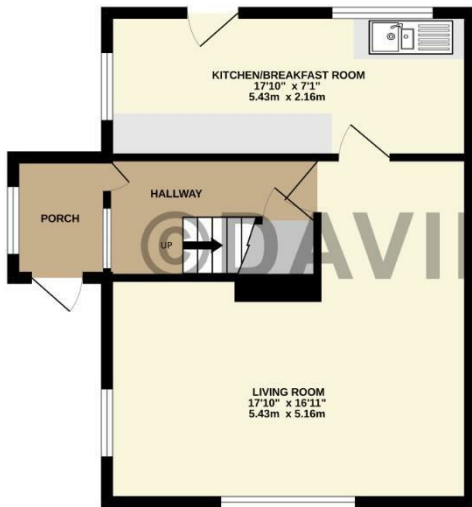
Garden to three sides. Bike storage shed. Rear shed with soundproofing as a music studio, decking, rockery and off road parking.



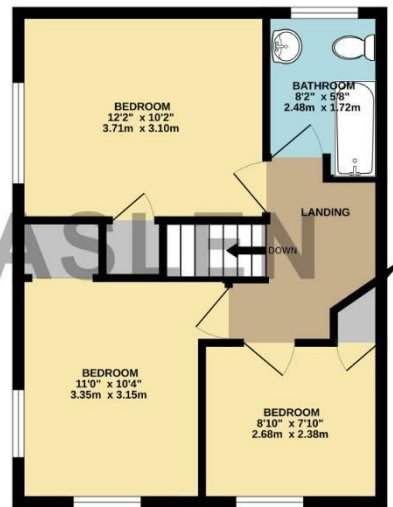




GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 877 sq.ft. (81.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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