



## 13 Mountfields, Brighton, BN1 7BT

£1,750 Per month

Maslen Letting Agents is delighted to offer a family home situated in a popular area of Hollingdean, close to local shops, bus routes to the City Centre and a variety of Primary and Secondary schools within walking distances. The property comprises three bedrooms, living/dining room, conservatory, fitted kitchen, gas central heating and spacious family size rear garden. EPC Rating C. Council Tax Band C. Unfurnished and available from 20th August.

### **Entrance Hall**

Double glazed front aspect door. Stairway leading to the first floor. Door leading to:

### **Living Room**

13'11" x 11'11" (4.26m x 3.64m)

Feature fireplace (gas capped off). Double glazed doors leading to the rear garden. Archway through to:

### **Dining Room**

13'4" x 8'4" (4.08m x 2.56m)

Double glazed rear aspect window and access to the Conservatory. Double radiator. Door leading to:

### **Kitchen**

10'8" x 8'10" (3.26m x 2.70m)

Double glazed front aspect window. Matching wall and base units incorporating the built in double oven, four ring gas hob and extractor fan. The fridge, freezer, washing machine and dishwasher are gifted to the tenant. Stainless steel sink with drain and mixer tap. Corner storage cupboard housing the gas central heating boiler.

### **Conservatory**

11'6" x 3'2" (3.52m x 0.99m)

Double glazed door leading to the rear garden with surrounding double glazed windows.

### **First Floor Landing**

Hatch access to loft. Double glazed front aspect window. Doors leading to:

### **Bedroom One**

11'5" x 10'9" (3.50m x 3.29m)

Double glazed rear aspect window. Built in wardrobes, chest of drawers and bedside drawer units. Radiator

### **Bedroom Two**

11'1" x 6'11" (3.40m x 2.13m)

Double glazed rear aspect window. Storage and desk area. Radiator.

### **Bedroom Three**

10'3" x 6'8" (3.13m x 2.05m)

Double glazed front aspect window. Radiator

### **Outside**

#### **Front Garden & Driveway**

Off road parking with gravelled area and path leading to the main entrance.

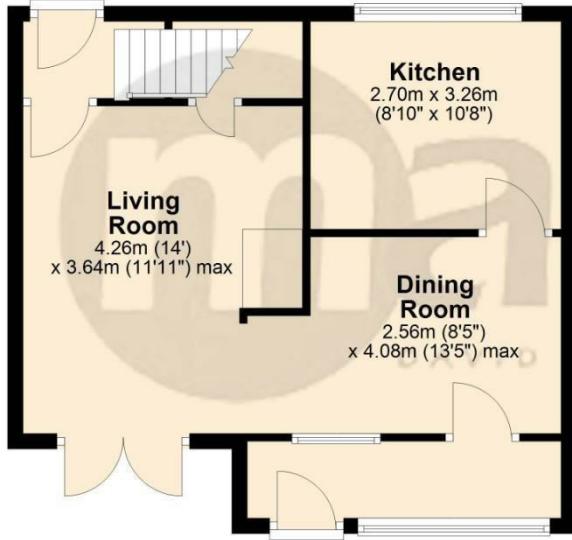
#### **Rear Garden**

Large patio area with large hedge to one side and fencing the other. Greenhouse and shed. The landlord will not take any responsibility for the upkeep of the shed and greenhouse.



### Ground Floor

Approx. 42.0 sq. metres (452.1 sq. feet)



### First Floor

Approx. 37.5 sq. metres (403.8 sq. feet)



Total area: approx. 79.5 sq. metres (855.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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