



26 Bevendean Crescent, Brighton, BN2 4RA

£1,950 PCM

Maslen Letting Agents is delighted to offer a spacious Family Home situated in Bevendean Crescent, close to public transport, shops and schools. The property comprises of a spacious kitchen/breakfast room, living room, dining room, four bedrooms, two shower rooms, front and rear gardens. The EPC Rating TBC. Council Tax Band C. The property is unfurnished and available now.

Entrance Hall

Double glazed front aspect door. Stairs leading to the first and second floors. Doors leading to:

Living Room

14'9" x 9'3" (4.50m x 2.84m)

Double glazed front aspect window. Radiator. Door leading to:

Kitchen/Breakfast Room

22'0" x 9'10" (6.71m x 3.00m)

Kitchen suite comprising of matching wall and base units with two stainless sinks with drainer and mixer tap. Built in electric oven with 5 electric rings. Space for a fridge/freezer. Washing machine and dryer gifted to the tenants. Double glazed rear aspect window. Dining table with stools gifted to the tenants. Corner unit housing the gas central heating boiler. Archway through to:

Dining Room

10'5" x 8'5" (3.20m x 2.59m)

Double glazed double doors leading to the rear garden and double glazed side aspect window.

First Floor Landing

Stairs leading to the 2nd floor. Doors leading to:

Bedroom One

14'9" x 9'6" (4.50m x 2.90m)

Double glazed front aspect window. Radiator.

Bedroom Two

9'10" x 9'10" (3.01m x 3.0m)

Double glazed rear aspect window. Radiator.

Shower Room

Double glazed rear aspect window. Shower cubicle with an electric shower. Wash hand basin and low level WC.

Second Floor Landing

Double glazed side aspect window. Doors leading to:

Bedroom Three

12'9" x 9'11" (3.91m x 3.04m)

Some height restrictions. Velux window. Radiator.

Bedroom Four

13'2" x 5'10" (4.03m x 1.80m)

Double glazed rear aspect window. Radiator.

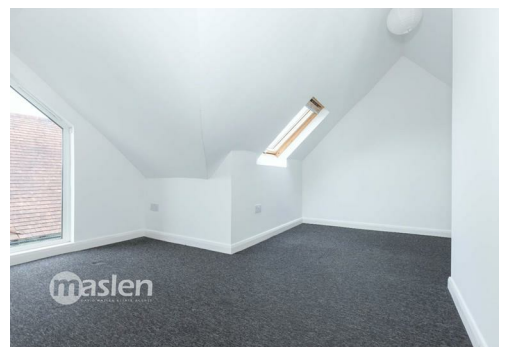
Shower Room

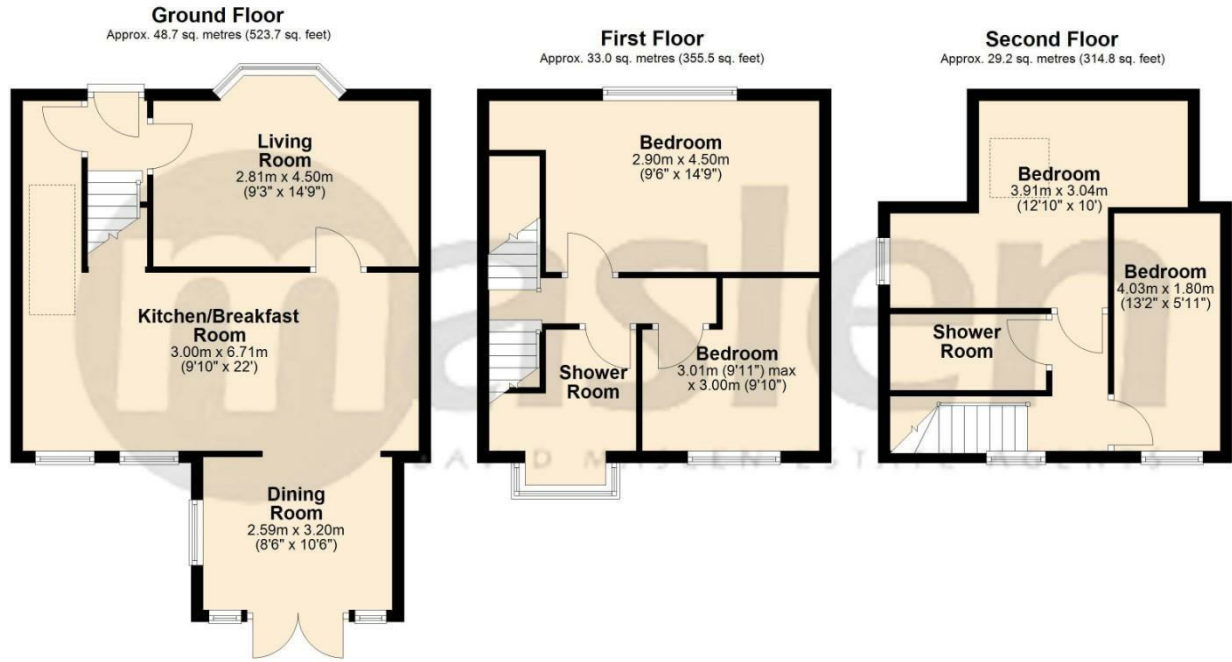
Shower cubicle with an electric shower. Low level WC. Wash hand basin.

Outside

Front Garden - steps leading down to the main entrance.

Rear Garden - Patio area with lawn to the rear and fencing to sides.





Ground Floor
Approx. 48.7 sq. metres (523.7 sq. feet)

First Floor
Approx. 33.0 sq. metres (355.5 sq. feet)

Second Floor
Approx. 29.2 sq. metres (314.8 sq. feet)

Total area: approx. 110.9 sq. metres (1193.9 sq. feet)

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 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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