



6 Burnham Close, Brighton, BN2 6SH

£1,750 Per month

Maslen Letting Agents is delighted to offer a spacious detached bungalow within a quiet cul-de-sac location in Woodingdean. The property comprises of three good size bedrooms, living room, kitchen/breakfast room, conservatory, bathroom, off road parking and a garage. The property benefits a spacious Southerly aspect rear garden with a further gardens to the side. EPC Rating C. Council Tax Band D. It is unfurnished and available from 20th October 2024

Entrance Hall

Double glazed front aspect door leading to a spacious entrance hall. Doors leading to:

Living Room

15'11" x 12'2" (4.60m x 3.72m)

Double glazed front aspect bay window and side aspect window. Fireplace is decorative and not able to use. Radiator.

Bedroom One

12'11" x 10'2" (3.95m x 3.12m)

Double glazed rear aspect window. Radiator.

Bedroom Two

11'9" x 9'1" (3.60m x 2.77m)

Double glazed front aspect window. Radiator.

Bedroom Three

8'11" x 8'6" (2.74m x 2.60m)

Double glazed side aspect window. Radiator.

Kitchen/Breakfast Room

11'11" x 10'2" (3.65m x 3.12m)

Double glazed side window and door leading to the conservatory. Matching wall and base units incorporating the freestanding double oven. Space/plumbing for the washing machine and fridge/freezer.

Conservatory

11'11" x 7'11" (3.65m x 2.43m)

Bathroom

Double glazed side aspect window. Panelled bath with a shower above. Wash hand basin.

Separate WC

Low level WC.

Outside

Garage

Access to the front of the property.

Off Road Parking

Blocked paved parking area and a 2nd gravelled area.

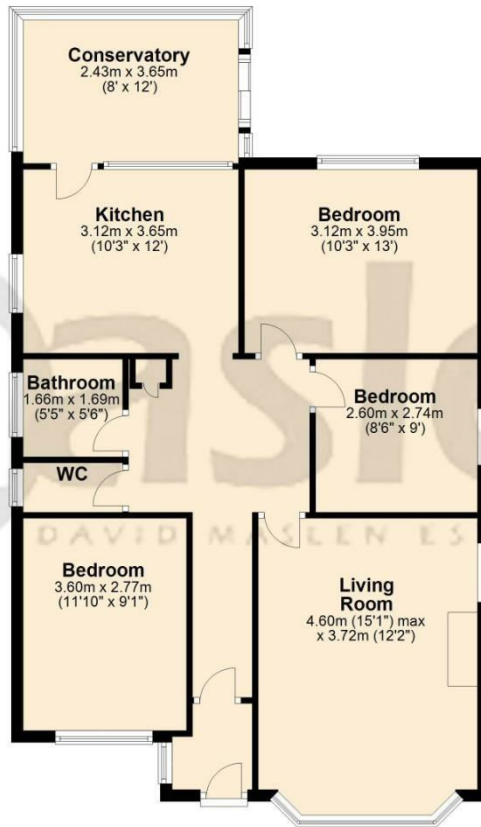
Rear Garden

The garden is split between two areas. Firstly, a garden directly behind the property and then an opening to the side with further lawn, mature trees and sitting area.



Floor Plan

Approx. 88.1 sq. metres (948.8 sq. feet)



Total area: approx. 88.1 sq. metres (948.8 sq. feet)

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.

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 (CO₂) 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	

OFFICES THROUGHOUT THE CITY

LEWES ROAD

39 Lewes Road,
Brighton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

FINANCIAL SERVICES

62-64 Warren Road,
Woodingdean,
Brighton BN2 6BA
t: (01273) 777795
e: mortgages@maslen.co.uk

LETTINGS

First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
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.