



13a Whippingham Road, Brighton, BN2 3PF

£1,195 Per month

Maslen Letting Agents is delighted to offer a well presented, part furnished flat located just off ELM GROVE. The property comprises ONE BEDROOM, LIVING ROOM, KITCHEN/DINING ROOM, shower room, and gas central heating. The property is available from the beginning of September. EPC Rating C. Council Tax Band A. Available from 9th December.

Main Entrance

Communal Hall leading to flat entrance.

Entrance Hall

Doors leading to:

Living Room

14'8" x 12'1" (4.49 x 3.70)

Double glazed front aspect bay window. Radiator. TV and stand, coffee table and shelving.

Kitchen/Dining Room

15'2" x 10'0" (4.63m x 3.05m)

Matching wall and base units incorporating the electric oven, hob and extractor fan. Fitted washing machine, fridge/freezer and dishwasher. Dining table and chairs. Rear aspect window.

Bedroom

11'0" x 8'0" (3.36m x 2.45m)

Double glazed rear aspect window. Wall mounted gas central heating boiler. Bed base will stay but not the mattress.

Shower Room

Shower cubicle with pedestal wash hand basin. Radiator. Double glazed rear aspect window.

Separate WC

Low level WC.



Floor Plan

Approx. 43.6 sq. metres (469.6 sq. feet)



Total area: approx. 43.6 sq. metres (469.6 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	

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