



24a Hampden Road, Brighton, BN2 9TN

£1,750 PCM

Maslen Letting Agents is delighted to offer a well presented house in the Artistic and popular residential area of Hanover. The property is designed to an extremely high standard and comprises two bedrooms, fitted kitchen, living room, dining area within a secluded garden, downstairs cloakroom, and bathroom. EPC Rating E. Council Tax Band C. The property is furnished and available from 11th November.

### **Ground Floor**

- Bay window dining area with plantation shutters
- Corner leather sofa
- Fully furnished
- Fully equipped kitchen
- Opening onto covered garden room with outdoor dining area
- Downstairs 2nd toilet and washing machine

### **First Floor**

- Larger double bedroom with walk in wardrobe
- Under bed storage
- King Size bed or twin
- Bay fronted window with plantation shutters
- 2nd smaller double bedroom with under bed storage option to be created if needed
- Upstairs bathroom



**IMPORTANT**

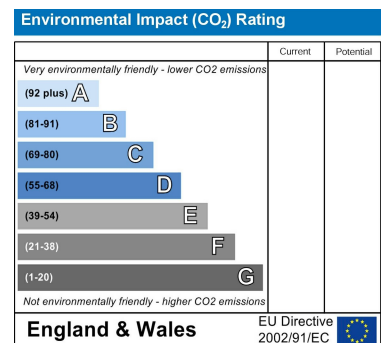
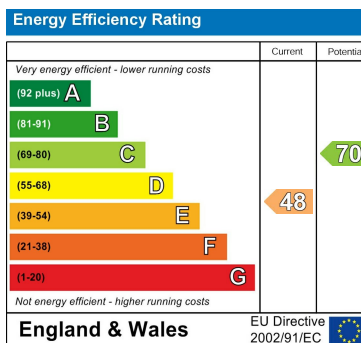
Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

**IMPORTANT**

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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.



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