



58 Totland Road, Brighton, BN2 3EN

£4,250 PCM

STUDENT HOUSE TO LET Located in the very popular Lewes Road area of Brighton is this extremely large and spacious SEVEN BEDROOM, two bathroom property arranged over four floors. It benefits from a spacious bathroom with a shower cubicle and bath and a separate wet room. There is a large kitchen diner with washer dryer, fridge freezer, gas hob, electric oven and grill, and an eating area. There is a good size lounge with seating. The whole property is neutrally decorated throughout and is double glazed with gas central heating. There is a good size garden at the rear. This property is located in a prime student location very close to the main Lewes road and giving easy access to both universities and the town centre with excellent bus services. It is a short walk to Sainsbury's supermarket and Costa and has great local pubs, takeaways, newsagents, cafes and convenience stores. EPC Rating D. Council Tax Brighton & Hove Band: C (brighton-hove.gov.uk) Deposit £4900

maslen
DAVID MASLEN ESTATE AGENTS

Lower Ground Floor

Hallway

Wooden flooring, radiator and doors to:

Bedroom 2

On the lower level, a good size double bedroom

Lounge

On the lower level leading through to:

Wet Room

Kitchen/Diner

A good size kitchen space with eating area, fitted appliances.
door to

Ground Floor

Bedroom 1

Wood floors, faces front a good size double room.

Bedroom 3

On the ground floor facing rear.

Bathroom

White suite comprising panel enclosed bath, shower cubicle,
pedestal wash hand basin, low level WC. Part tiled walls, radiator,
window.

First Floor

Bedroom 4

A single bedroom at the rear of the property on the first floor.

Bedroom 5

A small double room on the first floor.

Bedroom 6

A very nice size double bedroom on the first floor facing front.

Second Floor

Bedroom 7

A good size room in the attic of the house with eaves.

Outside

Garden

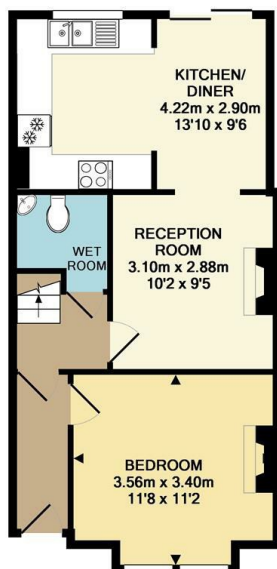
A good size garden mainly laid to lawn. Walled & fenced
boundaries.

Total approx floor area

127.7 sq.m (1,374 sq.ft)

Council Tax Band C





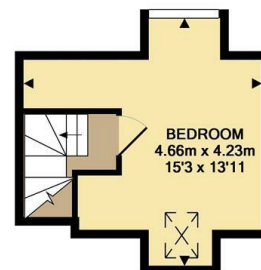
LOWER GROUND FLOOR
APPROX. FLOOR
AREA 42.0 SQ.M.
(452 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 35.0 SQ.M.
(376 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 38.1 SQ.M.
(388 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 14.7 SQ.M.
(158 SQ.FT.)

TOTAL APPROX. FLOOR AREA 127.7 SQ.M. (1374 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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IMPORTANT

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

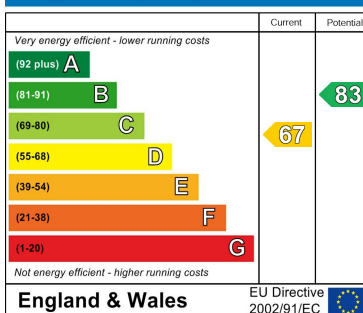
IMPORTANT

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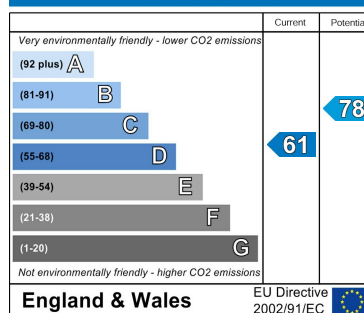
Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

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.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



COVERING THE CITY

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