



Flat 11, Sharpthorne Court Cheapside, Brighton, BN1 4GZ

£1,750 PCM

Maslen Letting Agents are delighted to offer a spacious apartment in the heart of Brighton City Centre and close to Brighton Train Station. The property comprises TWO DOUBLE BEDROOMS, EN-SUITE shower room, LIVING ROOM WITH SOUTH FACING BALCONY, Kitchen/dining room, and bathroom. EPC Rating C. Council Tax Band D. The property is FURNISHED. Available from June.

Main Entrance

Communal entrance. Stairs or lift to the 3rd floor.

Enatrance Hall

Storage cupboard housing the hot water. Shoe storage. Doors leading to:

Living Room

18'8" x 13'2" (5.69m x 4.03m)
South facing living room with patio door leading to the balcony.
Electric heater.

Kitchen/Dining Room

12'8" x 11'1" (3.87m x 3.40m)
Double glazed rear aspect window. Matching wall and base units incorporating the integral fridge/freezer, dishwasher and washing machine. Built in electric oven, with an electric hob and extractor fan. Tiled flooring.

Bedroom One

18'8" x 10'11" (5.69m x 3.33m)
Double glazed Southerly aspect window. Electric heater. Door leading to:

En-Suite Shower Room

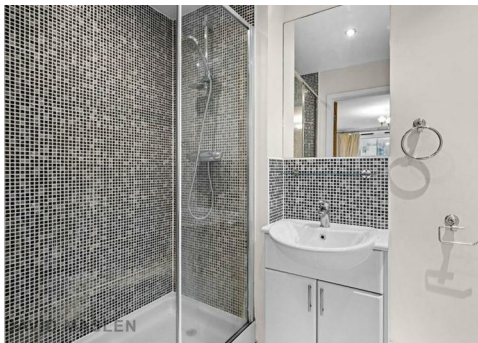
Built in shower cubicle. Wash hand basin with storage. Low level WC. Electric towel radiator.

Bedroom Two

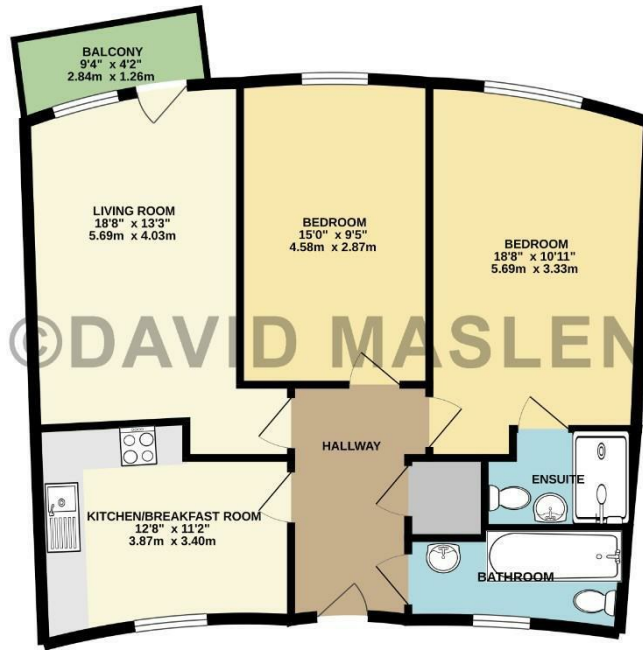
15'0" x 9'4" (4.58m x 2.87m)
Double glazed southerly aspect window. Electric heater.

Bathroom

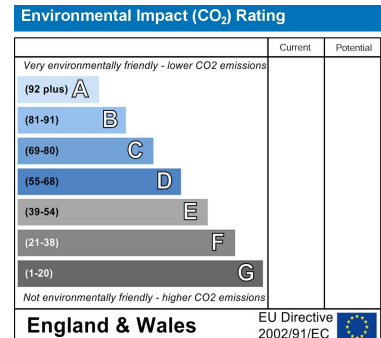
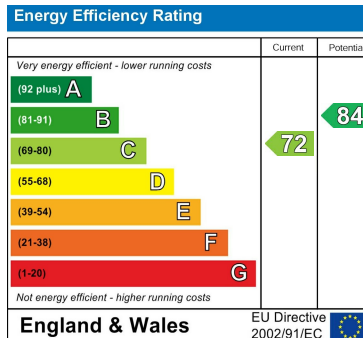
Double glazed rear aspect window. Panelled bath with shower attachment above. Wash hand basin with storage under. Low level WC. Electric heater. Wall mounted cabinet.



SHARPTHORNE COURT
794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA: 794 sq ft. (73.8 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, certain 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 illustration purposes only and should not be used as such for 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.
Made with: floorplan 02024



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.



OFFICES THROUGHOUT THE CITY

LEWES ROAD

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

FIVEWAYS

290 Ditchling Road,
Brighton,
BN1 6JF.
t: (01273) 566777
e: fiveways@maslen.co.uk

WOODINGDEAN

62-64 Warren Road,
Woodingdean,
Brighton BN2 6BA
t: (01273) 278866
e: woodingdean@maslen.co.uk

LETTINGS

290 Ditchling Road,
Brighton,
BN1 6JF
t: (01273) 321000
e: lettings@maslen.co.uk



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