



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. Deposit £2000. The property is FURNISHED. Available from June.

Main Entrance

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

Entrance 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.

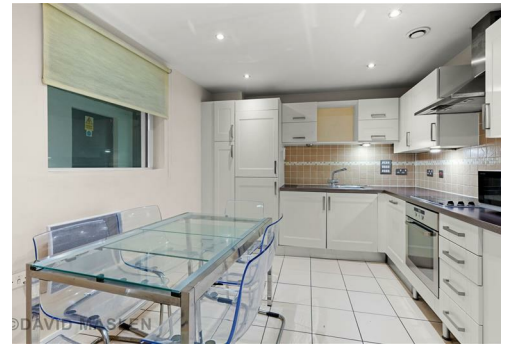
Bedroom Two

15'0" x 9'4" (4.58m x 2.87m)

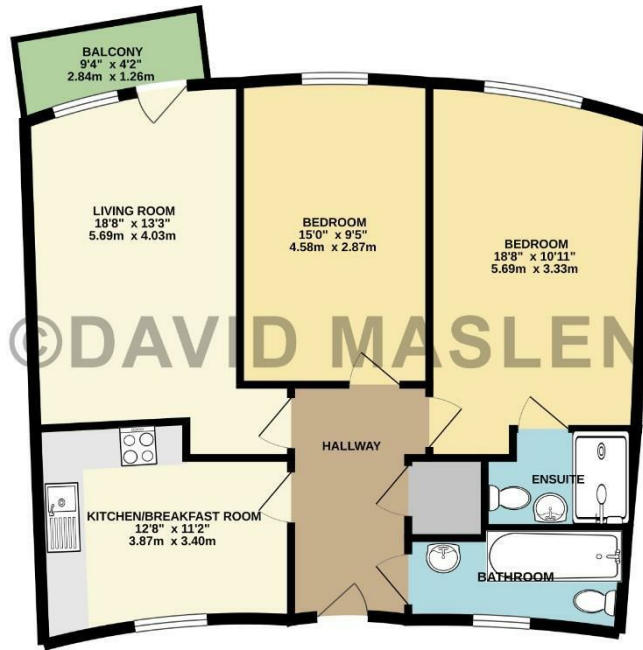
Double glazed southerly aspect window. Electric heater.

Bathroom

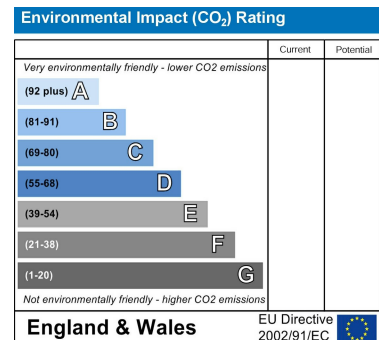
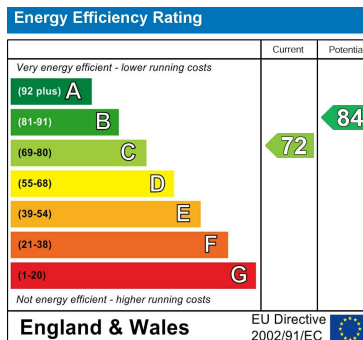
Double glazed rear aspect window. Panelled bath with shower attachment above. Wash hand basin with storage under. Low level WC. Electric heater. Wall mounted cabinet.



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 contained herein, 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 is given as to their quantity or efficiency can be given.
Made with: AutoCAD 2024



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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