



Flat 3 5 Atlingworth Street, Brighton, BN2 1PL

£1,450 PCM

Maslen Letting Agents is delighted to offer a First Floor Apartment close to Brighton Seafront. The property comprises two double bedrooms, open plan living room and kitchen with high ceilings, bathroom, and gas central heating. EPC Rating C. Council Tax Band B. Deposit £1650. The property is part furnished and available now.

Main Entrance

Communal entrance and stairs leading to the first floor.

Living Room

13'9" x 11'8" (4.20m x 3.56m)

Front aspect bay window. Wooden flooring. Radiator. Open plan:

Kitchen

9'7" x 5'6" (2.94m x 1.68m)

Matching wall to base units with integrated fridge/freezer, microwave, electric oven with a four ring gas hob and extractor fan above. Single sink with drainer and mixer tap. Breakfast bar with two stools.

Bedroom One

13'0" x 12'0" (3.97m x 3.67m)

Front and rear aspect windows. Built in floor to ceiling, mirror front sliding door wardrobe. Cupboard housing the washing machine and wall mounted gas central heating boiler.

Bedroom Two

12'8" x 8'9" (3.88m x 2.68m)

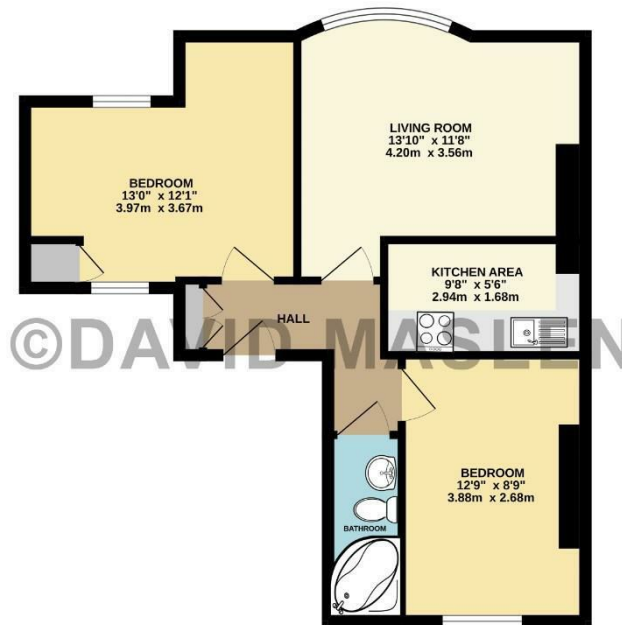
Rear aspect window. Bed frame, drawer and wardrobe. Radiator.

Bathroom

Corner bath/shower cubicle. Low level WC. Wash hand basin. Chrome ladder style radiator. Side aspect window.



ATLINGWORTH STREET
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 512 sq.ft. (47.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, recesses and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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 quality or efficiency can be given.
Made with floorplan studio

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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

COVERING THE CITY

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