



16 Canfield Road, Brighton, BN2 4DN

£1,850 Per month

Maslen Letting Agents is delighted to offer a refurbished family home in Brighton. The property comprises three bedrooms, living room, kitchen and dining room, new shower room, new carpets, redecorated throughout, front and rear gardens. EPC Rating D. Deposit £2100. Council Tax Band C. The property is unfurnished and available now.

Entrance Hallway

Via Double glazed front door. Stairs leading to the first floor. Under stair storage area. Radiator. Doors leading to:

Living Room

13'5" x 12'10" (4.09m x 3.92m)
Double glazed front aspect bay window. Radiator. Laminate flooring. Feature fireplace (not able to use).

Dining Room

10'9" x 10'4" (3.30m x 3.17m)
Double glazed sliding patio door leading to the rear garden. Breakfast Bar and cupboards leading to:

Kitchen

8'4" x 6'9" (2.56m x 2.07m)
Double glazed rear aspect window. Wall and base units incorporating the NEW electric oven and hob with the extractor fan above. Stainless steel sink with drainer and mixer tap. Fridge, freezer and washing machine.

Bedroom One

12'10" x 11'6" (3.92m x 3.53m)
Double glazed front aspect bay window with distant golf course views and Brighton City Centre. Built in wardrobes. Radiator.

Bedroom Two

12'3" x 10'4" (3.75m x 3.17m)
Double glazed rear aspect window. Built in wardrobes. Radiator.

Bedroom Three

7'7" x 6'6" (2.33m x 2.00m)
Double glazed front aspect window. Radiator. Built in cupboard.

Shower Room

Double glazed rear aspect window. Walk-in shower cubicle. Low Level WC with wash hand basin and storage under. Towel Radiator.

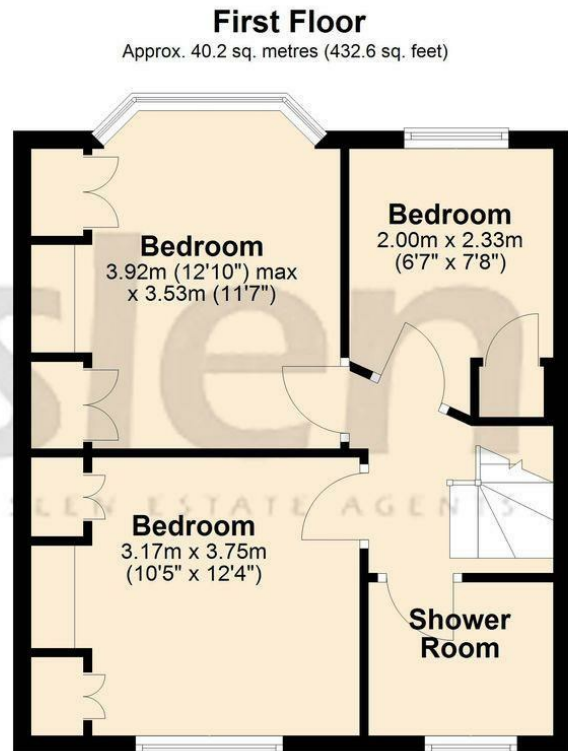
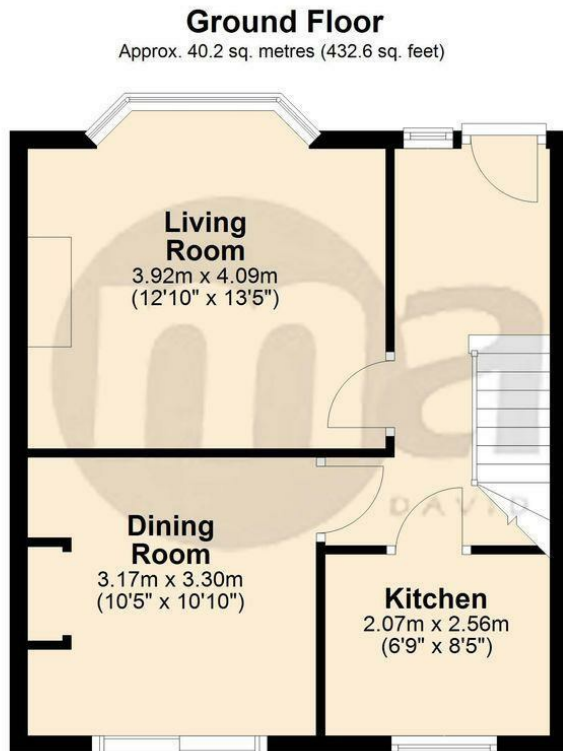
Front Garden

Steps leading to the main entrance. Flowerbed borders.

Rear Garden

Large patio area with seating. Steps leading to the lawn. (Shed will be removed and not replaced.)





Total area: approx. 80.4 sq. metres (865.2 sq. feet)

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 CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

COVERING THE CITY

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