



## 16 Lower Bevendean Avenue, Brighton, BN2

£1,650 PCM

Maslen Letting Agents is delighted to offer a family home in Lower Bevendean Avenue. The property comprises three bedrooms, living room, dining room, kitchen & utility room, bathroom, loft room, front and rear gardens. EPC Rating D. Deposit £1900. Council Tax Band C. The property is unfurnished and available now.

**Main Entrance**

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

**Living Room**

13'2" x 11'6" (4.02m x 3.51m)  
Double glazed front aspect window. Radiator.

**Dining/Family Room**

11'10" x 10'11" (3.62m x 3.34m)  
Radiator and doorway leading to:

**Utility Room**

16'6" x 6'0" (5.05m x 1.83m)  
Double glazed doors leading to the rear garden. Doorway leading to:

**Kitchen**

Double glazed side aspect window. Matching wall and base units incorporating the stainless steel sink and drainer with mixer tap. Built in electric oven, with hob and extractor hood above. Space/plumbing for a washing machine.

**First Floor Landing**

Steps leading to the loft room. Doors leading to:

**Bedroom One**

12'6" x 11'3" (3.83m x 3.43m)  
Double glazed front aspect bay window. Radiator.

**Bedroom Two**

12'5" x 9'10" (3.80m x 3.01m)  
Double glazed rear aspect window. Radiator.

**Bedroom Three**

7'6" x 7'5" (2.30m x 2.28m)  
Double glazed front aspect window. Radiator.

**Bathroom**

Double glazed rear aspect window. Paneled bath with shower over and shower screen. Pedestal wash hand basin. Low level WC. Towel radiator.

**Front & Rear Gardens**

Steps leading to the main entrance with side access to the rear garden.

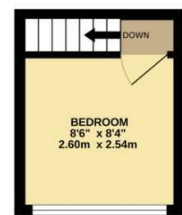
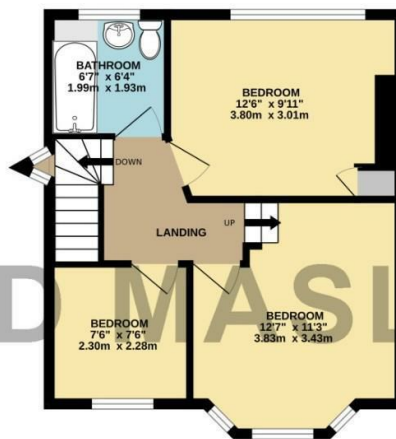
The rear garden is in the process of having new fence installed.



GROUND FLOOR  
497 sq ft. (46.2 sq.m.) approx.

1ST FLOOR  
396 sq ft. (36.5 sq.m.) approx.

2ND FLOOR  
89 sq ft. (8.3 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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