



13 Lindfield Close, Brighton, BN2 8AP

£2,850 PCM

Maslen Letting Agents is delighted to offer to rent a FOUR BEDROOM family home and a ONE BEDROOM flat/annex. The property comprises the four bedrooms on the first floor with a family bathroom, on the ground floor is a spacious living, dining room and open plan kitchen with access to the rear balcony and a shower room. The FLAT/ANNEX has its own access via the drive to the rear of the property and the annex comprises good size living room, with fitted kitchen, double bedroom and shower room. The gardens are to the front, side and rear with access to a potting shed and garage. Deposit £3200. Council Band C. EPC Rating C. The property is unfurnished and available from the 2nd February 2026.

Main Entrance

Main door into the hallway. Stairs leading to the first floor. Doors leading to:

Shower Room

Double glazed side aspect window. Shower cubicle with power shower. Low level WC. Wash hand basin.

Living Room

Double glazed front aspect window. Feature fireplace with wooden mantel. Tiled flooring. Radiator. Open plan:

Dining Room

Double glazed doors leading to the balcony. Opening to:

Kitchen

Double glazed, double aspect windows. Matching wall and base units incorporating the one and half bowl sink and drainer with mixer tap. Space/plumbing for a washing machine. Space for fridge/freezer.

First Floor Landing

Double glazed side aspect window. Doors leading to:

Bedroom One

15'8" x 11'3" (4.78m x 3.45m)

Double glazed front aspect window. Built in wardrobes. Radiator.

Bedroom Two

11'10" x 8'9" (3.63m x 2.67m)

Double glazed rear aspect window. Radiator.

Bedroom Three

9'3" x 8'9" (2.84m x 2.69m)

Double glazed rear aspect window. Radiator.

Bedroom Four

9'6" x 7'1" (2.90m x 2.18m)

Double glazed rear aspect window. Radiator.

Flat/Annex

Main Entrance is either via the rear access driveway or from the main house to the rear steps.

Kitchen/Living Room

16'4" x 11'8" (4.98m x 3.56m)

Double glazed rear aspect patio doors leading to the property. Open plan living area with a fitted kitchen with an electric oven, four ring electric hob and extractor fan. Space for washing machine and fridge.

Bedroom

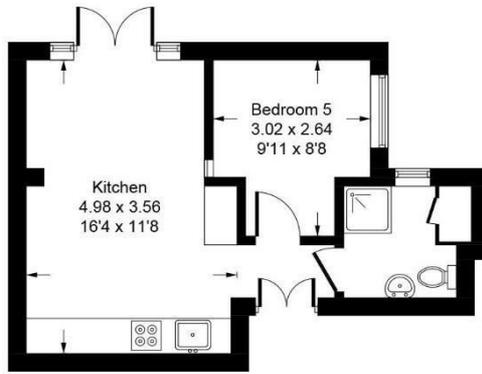
9'10" x 8'7" (3.02 x 2.64m)

Double glazed side aspect window. Radiator.

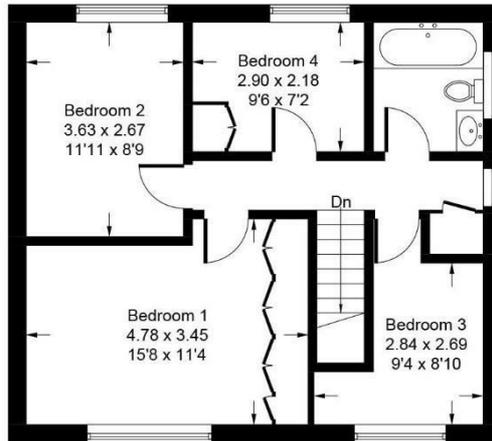
Shower Room

Double glazed side aspect window. Shower cubicle. Low level WC. Wash hand basin.





Lower Ground Floor



First Floor

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 (CO ₂) 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		

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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COVERING THE CITY

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