



96 Lewes Road, Brighton, BN2 3QA

£1,150 PCM

Maslen Letting Agents is delighted to offer a well presented apartment situated on Lewes Road. The property offers one double bedroom, open plan living room and kitchen with appliances, bathroom and new double glazing throughout. EPC Rating TBC. Deposit £1300. Council Tax Band A. The property is unfurnished and available from Mid-February.

Communal front door to:

Communal Hallway

Stairs rising to the top floor, personal front door to:

Hallway

Split level hallway, wood effect flooring, sash window to rear, hatch to loft space, doors to all rooms.

Shower Room

Low level WC with push button flush, wash hand basin with mixer tap & vanity storage below, shower cubicle with wall mounted shower unit, glass shower screen, ceiling mounted extractor fan, fully tiled walls, tiled floor.

Lounge

Window to rear, wall mounted electric radiator, wall mounted entry phone, hatch to eaves storage space, door to kitchen.

Kitchen

Range of wall & base units, inset 1.5 bowl stainless steel single drainer sink unit with mixer tap, inset hob with extractor fan above, integrated oven, space for fridge/freezer, space & plumbing for washing machine, breakfast bar seating, part tiled walls, wood effect flooring, window to rear. PLEASE NOTE - The washing machine and fridge/freezer are gifted to the tenants and not the landlord or agents responsibility.

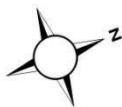
Bedroom

Window to front, wall mounted electric radiator.

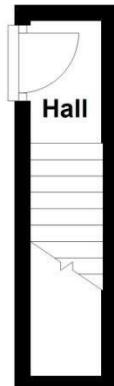
Total approx floor area

40.4 sq.m. (435.3 sq.ft)

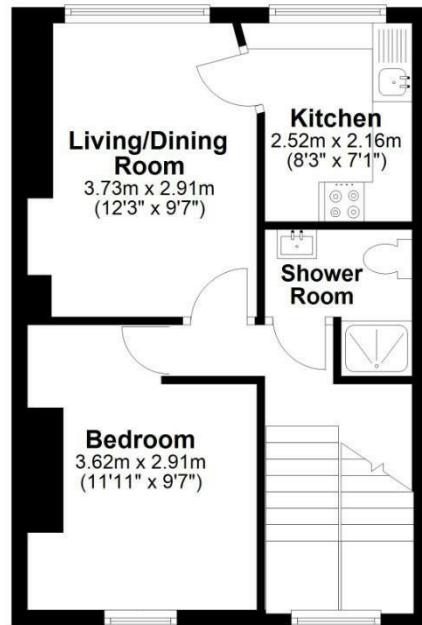




Third Floor



Top Floor



Total area: approx. 40.4 sq. metres (435.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Plan produced using PlanUp.

Lewes Road

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	34	
(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

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.

COVERING THE CITY

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