



Arington

Residential Sales & Lettings

£2,860 per month

Rosedale, Nesbitt Road, Brighton, BN2



- 6 Bedrooms
- 2 Bathrooms
- Open Plan Kitchen / Living Room
- South / West Facing Decking

AVAILABLE FROM 01/07/2015 - This 6 bedroom, 2 bathroom house for students or professionals. The property is currently undergoing a refurbishment and will benefit from a newly fitted open plan kitchen / living room with French doors opening out to a rear of decking in the South / West facing rear garden. The property will be available part furnished, including an American fridge/freezer, washing machine, oven and hob in the kitchen, sofa's in the living room and beds, mattresses, desk's with chair's and wardrobes in the bedrooms. One bathroom is fitted with a walk in double shower and the other is fitted with a bath with shower over, both have WC's. Council Tax Band: C.

www.arington.co.uk

Rosedale, Nesbitt Road, Brighton, BN2

Ground Floor

Entrance Hall

Stairs to the first floor. under stairs cupboard. Doors to...

Bedroom

11'4" max x 10'11" max (3.45m max x 3.33m max)

Bathroom

Fitted with a bath with shower over.

Bathroom

Fitted with a double shower.

Kitchen / Living Room

22'4" x 9'11" (6.81m x 3.02m)

Fitted kitchen with appliances. French doors opening out to the rear garden. Door to...

Bedroom

12'11" x 7'1" (3.94m x 2.16m)

First Floor

Landing

Stairs from the ground floor. Doors to...

Bedroom

10'4" x 7'0" (3.15m x 2.13m)

Bedroom

11'7" max x 6'11" (3.53m max x 2.11m)

Bedroom

13'2" max x 8'8" (4.01m max x 2.64m)

Bay window.

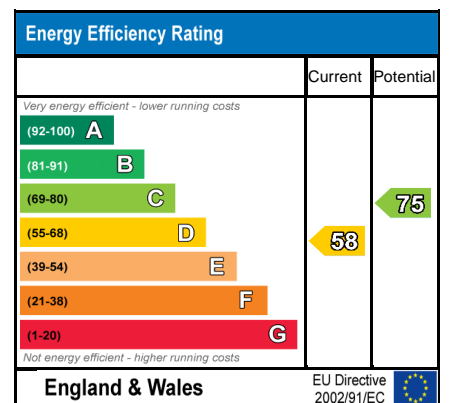
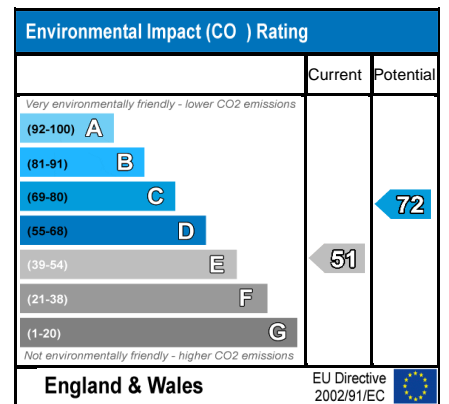
Bedroom

11'0" max x 8'3" max (3.35m max x 2.51m max)

External

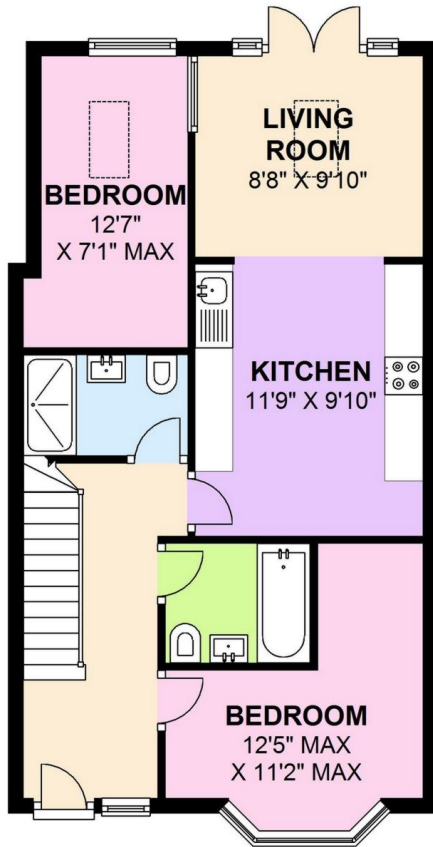
Rear Garden

Decked area adjoining the rear of the house.



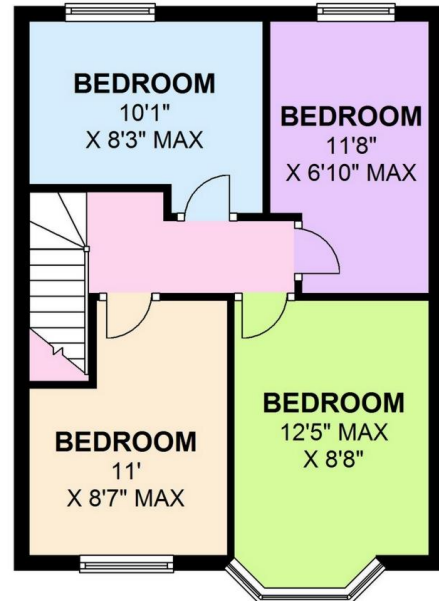
GROUND FLOOR

APPROX. 553.8 SQ. FEET



FIRST FLOOR

APPROX. 407.7 SQ. FEET



TOTAL AREA: APPROX. 961.4 SQ. FEET

VIEWING BY APPOINTMENT WITH AGENTS ARINGTON LTD

15 Station Road, Burgess Hill, West Sussex, RH15 9DE T: 01444 221 102 E: info@arington.co.uk W: www.arington.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ARINGTON LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.