



48 Crescent Road, Brighton, BN2 3RP

£1,550 Per month

Maslen Letting Agents is delighted to offer a First Floor Garden Flat located in Crescent Road, in the Roundhill area of the city. The property comprises Two Bedrooms, spacious living room with reverse bay window, a spacious double bedroom with walk in wardrobe, single second bedroom, ideal for a guest room or work from home office. A modern kitchen overlooking the private garden and a good size family bathroom. Council Tax Band B. Deposit £1750. EPC Rating C. Unfurnished and available from November.

Entrance

Private Front Door with stairs leading to:

Living Room

Spacious living room with large 90 degree angle window

Door leading to: Bedroom 1

Door leading to: Hallway

Bedroom one

Large front facing bedroom, with large walk in wardrobe, Victorian bay window

Hallway

Loft Access via Ladder

Door Leading to: Room 2

Door leading to: Bathroom

Door Leading to: Kitchen

Bedroom Two

Bathroom

Bath, with shower overhead, low level WC and wash basin

Kitchen

Electric oven and hob and combi boiler,



David Maslen



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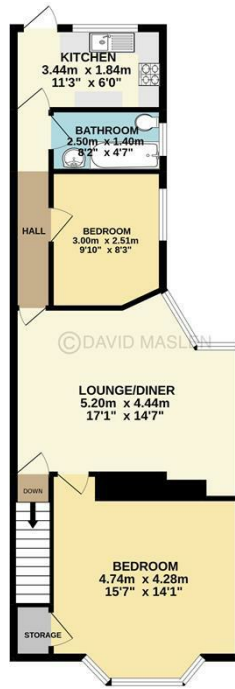


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FIRST FLOOR
61.2 sq.m. (658 sq.ft.) approx.



TOTAL FLOOR AREA - 61.2 sq.m. (658 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Metreplex (2022)

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	78

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	

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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