105 Kimberley Road, Brighton, BN2 4EN

£1,700 Per month

Maslen Letting Agents are delighted to offer a well presented family home in Brighton. The property comprises three good size bedrooms, living room, dining room, kitchen and a family bathroom. There is a front garden with a low maintenance rear garden. Deposit £1950. EPC Rating E. Council Tax Band C. The property is unfurnished and available from November.

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DAVID MASLEN ESTATE AGENTS

Entrance Hall
Double glazed front aspect door. Spacious hallway with built in storage and space for the fridge/freezer. Door leading to:

Living Room
12'11" x 11'9" (3.95m x 3.60m)
Double glazed front aspect bay window. Feature electric fireplace. Radiator. Laminate flooring.

Dining Room
11'6" x 9'10" (3.53m x 3.02m)
Double glazed rear aspect door leading to the rear garden. Wall mounted gas central heating boiler. Radiator.

Kitchen
7'6" x 7'6" (2.30m x 2.30m)
Double glazed rear window and door leading to the garden. Matching wall and base units with cooker and gas hob with extractor fan above. Space/plumbing for washing machine. Stainless steel sink with drainer.

First Floor Landing
Doors leading to:

Bedroom One
14'9" x 11'9" (4.50m x 3.60m)
Double glazed front aspect window. Build in double wardrobes. Radiator.

Bedroom Two
11'3" x 9'10" (3.44m x 3.02m)
Double glazed rear aspect window. Radiator.

Bedroom Three
10'9" x 7'3" (3.28m x 2.23m)
Double glazed front aspect window. Radiator.

Shower Room
Double glazed rear aspect window. Corner shower cubicle with over head shower. Low level WC. Wash hand basin with storage underneath and mirror. Towel radiator.

Separate WC
Double glazed rear aspect window. Low Level WC.

Outside
Front - tiled area, access to the main entrance.
Rear - mainly astro-turf with a raised patio area.

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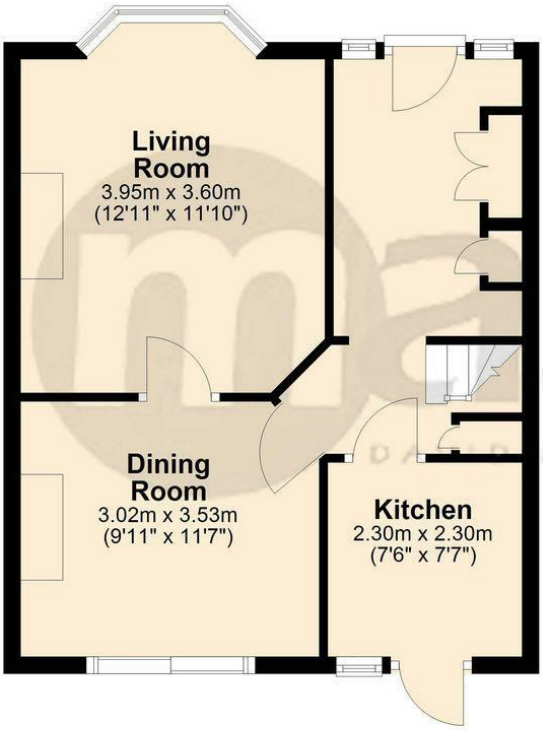
Ground Floor
Approx. 42.2 sq. metres (454.3 sq. feet)



First Floor
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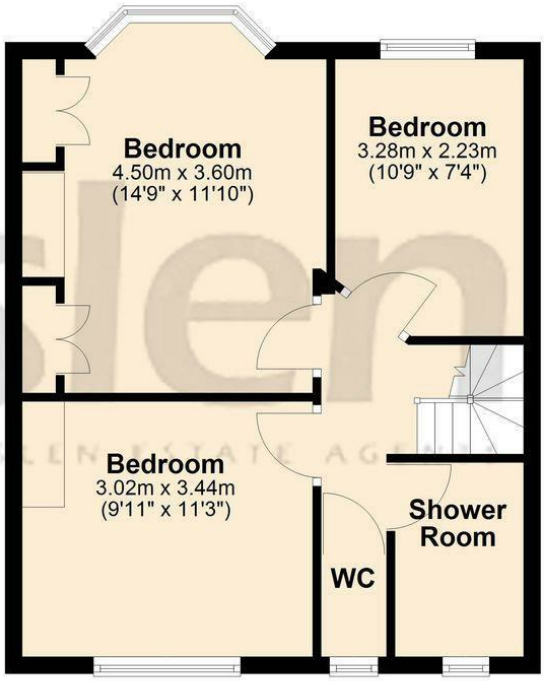
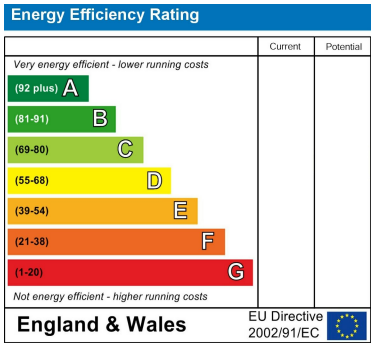
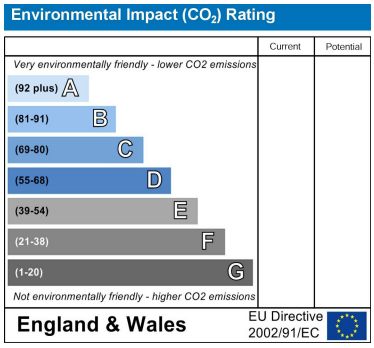


Total area: approx. 84.4 sq. metres (908.6 sq. feet)





IMPORTANT
Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

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