



20 The Furlong, Brighton, BN2 4GX

£1,185 Per month

Maslen Letting Agents is delighted to offer a spacious Studio Apartment within the new development, The Furlong. The property comprises a open plan living area with bi-folding doors, fitted kitchen with appliances, underfloor heating, and a bathroom. EPC Rating B. Council Tax Band A. Deposit £1350. The property is unfurnished and available now.

Living Area

21'11" x 17'3" (6.70m x 5.28m)

Double glazed rear aspect Bi-Folding door. Double glazed side aspect window. Underfloor heating. Open plan to kitchen:

Kitchen Area

Matching wall and base units incorporating the built in electric oven, hob and extractor hood above. Integral fridge/freezer and dishwasher. Cupboard housing the washing machine, wall mounted boiler and shelving storage space.

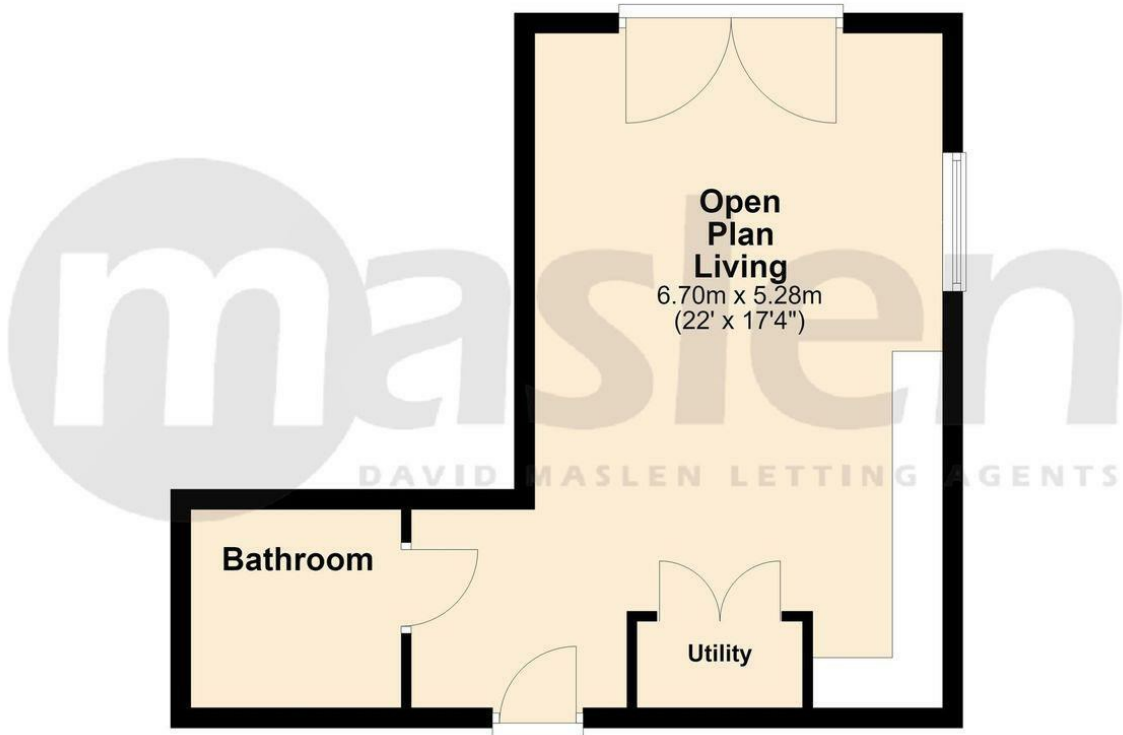
Bathroom

Panelled bath with shower over. Low level WC. Wash hand basin. Ladder style towel radiator. Mirror.



Floor Plan

Approx. 33.9 sq. metres (365.0 sq. feet)



Total area: approx. 33.9 sq. metres (365.0 sq. feet)

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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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

SALES

39 Lewes Road,
Brighton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

LETTINGS

First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
t: (01273) 321000
e: lettings@maslen.co.uk



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