



46 Southdown Road, Brighton, BN41 2HN

£1,750 PCM

AN IDEAL FAMILY HOUSE, THREE BEDROOM, TWO RECEPTION, situated within Portslade Old Village. The property comprises a modern fitted kitchen, bathroom and good size rear garden with a large decking area. The house is UNFURNISHED and available now. EPC Rating C. Council Tax Band C. Deposit £2000. The property is unfurnished and available now.

Entrance Hall

Main door leading to the entrance hall. Stairs leading to the first floor. Under stair storage cupboard. Laminate flooring. Doors leading to:

Living Room

13'3 x 10'11 (4.04m x 3.33m)
Double glazed front aspect window. Radiator.

Kitchen & Dining Room

17'3 x 12'10 (5.26m x 3.91m)
Double glazed rear aspect window and rear aspect Westerly facing double doors leading to the rear garden. Wall and base units incorporating the built in electric oven, four ring gas hob and extractor hood above. One and a half stainless steel sink with mixer tap and drainer. Space/plumbing for a washing machine. Space for a fridge/freezer.

First Floor Landing

Doors leading to:

Bedroom One

12'0 x 11'6 (3.66m x 3.51m)
Double glazed Westerly aspect rear window. Radiator.

Bedroom Two

11'0 x 10'6 (3.35m x 3.20m)
Double glazed front aspect window. Radiator.

Bedroom Three

7'5 x 6'5 (2.26m x 1.96m)
Double glazed front aspect window. Radiator.

Bathroom

Double glazed rear aspect window. Bathroom suite comprises panelled bath with a shower above. Low level WC. Wash hand basin with storage under.

Front Garden

Steps leading down to the patio area and main entrance.

Rear Garden

Westerly aspect rear garden with decking and steps leading to the lawn area.



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.

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

COVERING THE CITY

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