



Bungalow 1 134 Crescent Drive North, Brighton, BN2 6SF

£1,250 Per month

Maslen Letting Agents is delighted to offer a End of Terrace BUNGALOW in Woodingdean. The property comprises one double bedroom, newly fitted kitchen with integrated appliances, living room with patio doors leading to the SOUTHERLY ASPECT REAR GARDEN, bathroom and off road parking. EPC Rating C. Deposit £1400. Council Tax Band A. The property is unfurnished and available in April.

Main Entrance

Double glazed door leading to:

Living Room

24'7" x 13'0" (7.51m x 3.97m)

Double glazed sliding patio door leading to the rear garden. Laminate flooring. Modern electric high heat retention storage heaters, with modern control unit. Open plan:

Kitchen

7'7" x 6'3" (2.32m x 1.93m)

Matching wall and base units incorporating the built in electric oven, four zone ceramic hob and extractor fan above. Single sink with mixer tap and drainer. Integrated fridge with freezer compartment and washing machine. Skylight/Velux window.

Bedroom

11'9" x 7'8" (3.59m x 2.35m)

Double glazed rear aspect window. Modern electric high heat retention storage heaters, with modern control unit. Laminate flooring.

Bathroom

7'7" x 4'9" (2.32m x 1.45m)

Newly fitted bathroom suite comprising a panelled bath with a shower over and shower screen. Low level WC. Wash hand basin with storage under. Chrome ladder style heater.

Outside

Side and rear garden with a raised patio area. New fencing.

Parking

Shared off road parking area.



GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



© DAVID MASLEN

TOTAL FLOOR AREA: 412 sq.ft. (38.3 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the information contained herein, measurements of rooms, corridors, stairs and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should not be relied upon as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency over time.
Made with Smartplan 10024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			
(69-80) C		75	
(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

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

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



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.