



## 56 Redvers Road, Brighton, BN2 4BG

£1,750 PCM

Maslen Letting Agents is delighted to offer a family home situated in Redvers Road, just off of Coombe Road. The property comprises three bedrooms, modern open plan kitchen / dining area, separate living room, family bathroom, downstairs WC, and a good sized rear garden. Deposit £2100. EPC Rating C. Council Tax Band C. Unfurnished and available from 22nd August.

### **Entrance Hallway**

Front aspect door leading to the hall. Stairs leading to the first floor. Under stair storage cupboard. Doors leading to:

### **Living Room/Bedroom Four**

12'7" x 10'6" (3.84m x 3.21m)

Double glazed front aspect bay window. Radiator. It is currently used as a bedroom but can be used as the living room.

### **Kitchen Area**

12'0" x 8'6" (3.67m x 2.61m)

Matching wall and base units incorporating the stainless steel sink and drainer with mixer tap. Built in electric oven with an electric hob. Space/plumbing for a washing machine. Space for a slimline fridge/freezer. Open plan:

### **Living or Dining Area**

12'0" x 7'4" (3.67m x 2.26m)

Double glazed rear aspect window. Radiator.

### **Rear Porch**

Access to the WC. Rear aspect window. Wash hand basin and low level WC.

### **First Floor Landing**

Doors leading to:

### **Bedroom One**

11'6" x 10'6" (3.51m x 3.21m)

Double glazed front aspect windows. Built in double wardrobe. Radiator.

### **Bedroom Two**

11'6" x 10'6" maximum length (3.53m x 3.21m maximum length)

Double glazed rear aspect window. Built in two cupboards. Radiator.

### **Bedroom Three**

9'10" x 8'7" (3.01m x 2.63m)

Double glazed rear aspect window. Airing cupboard. Radiator.

### **Rear Garden**

Mainly shrubs and flowerbeds with a seating area.

### **PLEASE NOTE**

The property is available for a family or

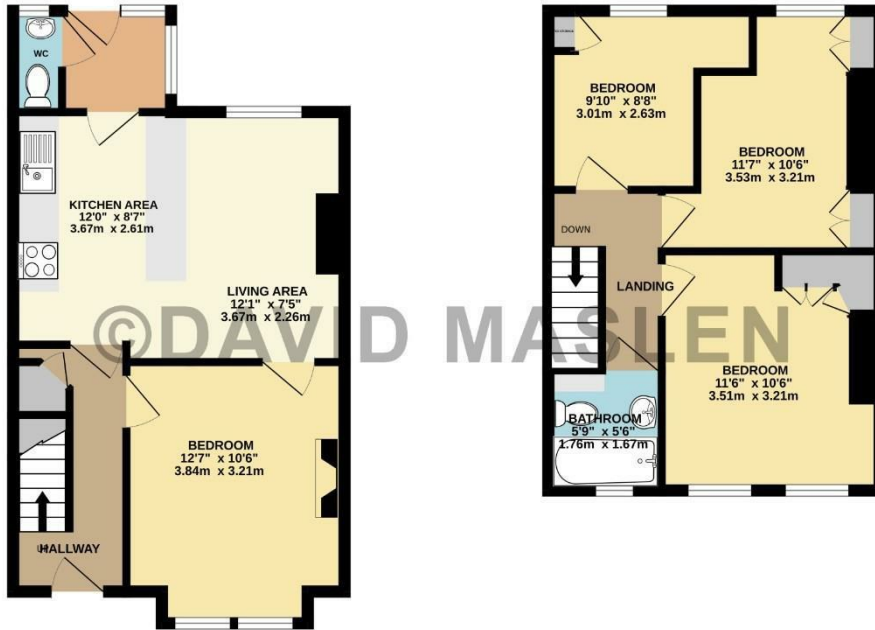
x3 sharers the rent is £1950pcm with a deposit of £2250

x4 sharers the rent is £2200pcm with a deposit of £2525



GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.

1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 762 sq.ft. (70.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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

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