

Maisonette

# BEACONSFIELD VILLAS, BRIGHTON

PCM

## £3,140



 HOME JAMES  
LETTINGS & MANAGEMENT

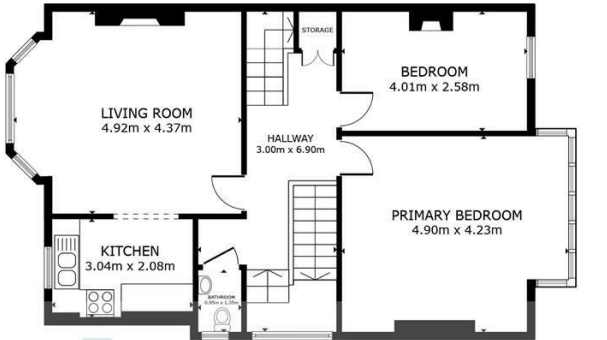
# 5 Bedroom Maisonette located in Brighton

Student Property (£628pppm | ~£145pppw) | Beautiful Location | 5 Double Bedrooms | Modern Fitted Kitchen | Sitting Room | Bathroom & Shower Room | Laundry Area with Appliances | Gas Central Heating | Inclusive Bills Package Available

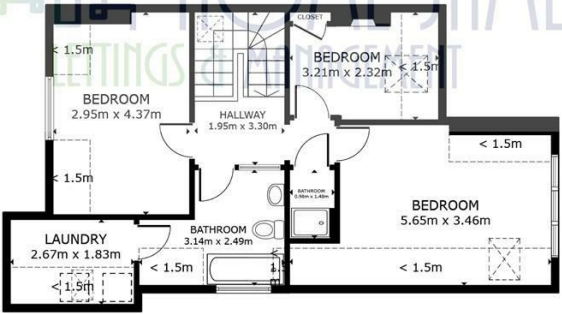
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**Council Tax Band**  
**C**



First Floor



Second Floor

GROSS INTERNAL AREA  
GROUND FLOOR 74.7 m<sup>2</sup> FLOOR 1 45.6 m<sup>2</sup>  
EXCLUDED AREAS : REDUCED HEADROOM 13.8 m<sup>2</sup>  
TOTAL : 120.3 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.