



45 The Barrows Francis Street, Brighton, BN1

£1,800 Per month

Maslen Letting Agents is delighted to offer to rent a modern apartment at The Barrows, Francis Street, Brighton, City Centre location. The property features a spacious open-plan lounge with a fitted kitchen leading out onto a balcony. Two double bedrooms, en-suite WC, bathroom, and split over two floors. EPC Rating C. Council Tax Band C. Deposit £2050. The property is unfurnished and available from the 7th August.

Communal Entrance

Access via stairs or lift.

Main Entrance

Stairs leading to the first floor. Storage cupboard. Door leading to:

Bedroom One

11'3" x 9'9" (3.43m x 2.98m)

Double glazed front aspect window. Door leading to:

En-Suite WC

Low level WC. Wash hand basin.

First Floor Landing

Storage cupboard. Doors leading to:

Lounge/Diner/Kitchen

20'6" x 11'3" (6.25m x 3.43m)

Double glazed door leading to the balcony.

Kitchen area:

Matching wall and base units incorporating the built in electric oven, hob and extractor fan. Integral washing machine and a fridge/freezer. Underfloor heating.

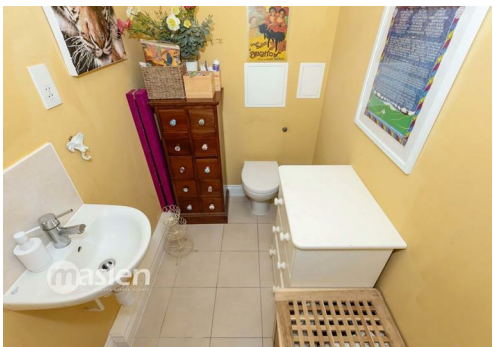
Bedroom Two

11'3" x 9'9" (3.43m x 2.98m)

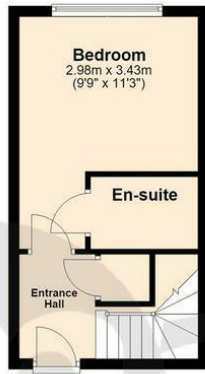
Double glazed front aspect window.

Bathroom

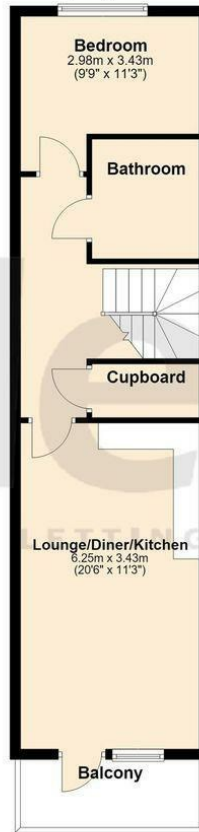
Panelled bath with shower above and glass screen. Low level WC. Wash hand basin.



Floor Plan
Approx. 22.5 sq. metres (242.5 sq. feet)



Floor Plan
Approx. 48.2 sq. metres (519.1 sq. feet)
(excluding Balcony)



Total area: approx. 70.8 sq. metres (761.6 sq. feet)

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 (CO₂) 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

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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