



9a Edinburgh Road, Brighton, BN2 3HY

£1,150 Per month

Maslen Lettings Agents are delighted to offer a well presented 1 bedroom lower ground floor garden flat with private entrance. The property is ideally situated just off Lewes Road & benefits from being in easy reach of a wide selection of independent cafés, shops & local amenities plus excellent bus links into the city centre. Deposit £1326. EPC Rating D. Council tax band A. The property is unfurnished and available from September.

Front door to:

Hallway

Radiator, recessed spotlights, door to:

Bedroom

Window to front, double doors into lounge, built in wardrobe.

Open Plan Lounge/Kitchen

Lounge Area

Wood effect flooring, recessed spotlights, radiator, patio doors to rear garden, feature fireplace, door to Bathroom.

Kitchen Area

Range of wall & base units with roll edged work surfaces over, inset sink with mixer tap, inset hob with extractor over, integrated oven below, space for appliances.

Bathroom

WC with push button flush, pedestal wash hand basin with hot & cold taps, panelled bath with hot & cold taps, space & plumbing for washing machine, cupboard housing wall mounted boiler, wall mounted extractor fan, radiator, part tiled walls, tiled floor, recessed spotlights, window to rear with frosted glass, door to rear garden.

Outside

Rear Garden

Laid to patio, enclosed by brick walling.

Total approx floor area

38.4 sq.m. (413.4 sq.ft.)

Council tax band A

Parking zone J

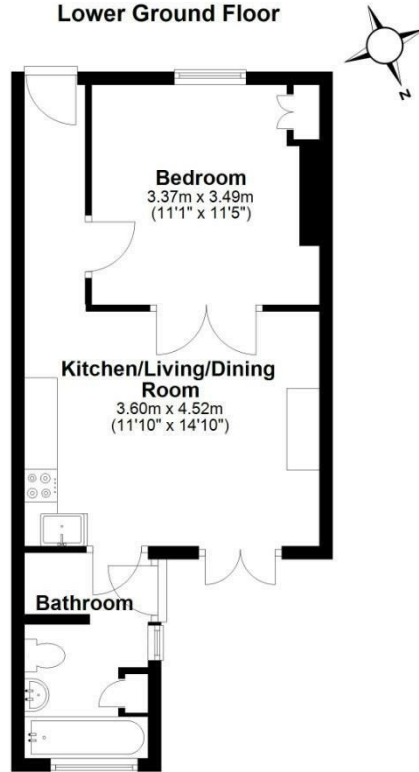
V1

What The Owner Says:

"I absolutely loved living in this flat. It was my first buy and is the perfect first home. It's so light, bright and airy and I loved sitting outside in the sunny garden or in the lounge with the doors open on calm summer evenings. The area is really cool and it's so convenient living so close to town while also enjoying peace and quiet. I also loved the chic double bedroom doors and spacious bathroom."



Lower Ground Floor



Total area: approx. 38.4 sq. metres (413.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.

Edinburgh Road

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	

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.