



14 Lower Bevendean Avenue, Brighton, BN2

£1,650 PCM

Maslen Letting Agents is delighted to offer a semi-detached family home situated in Bevendean. The property comprises of a living room, dining room, kitchen, three bedrooms, bathroom, front and rear gardens. EPC Rating D. Council Tax Band C. Deposit £1900. The property is unfurnished and available at the end of March.

Entrance Hallway

Via double glazed front aspect door. Front aspect window. Stairs leading to the first floor. Under stair storage cupboard. Doors leading to:

Living Room

13'3" x 11'5" (4.05m x 3.48m)

Double glazed front aspect bay window. Radiator.

Dining Room

11'9" x 10'10" (3.59m x 3.31m)

Double glazed rear aspect window. Radiator.

Kitchen

Double glazed rear aspect door and side aspect window. Matching wall and base units with a stainless steel sink with drainer and mixer tap. Built in electric oven, with an electric hob. Washing machine is gifted to the tenant.

Utility Room

Door leading to the side and rear of the house. Fridge/freezer is gifted to the tenant.

First Floor Landing

Wall mounted gas central heating boiler. Double glazed side aspect window. Doors leading to:

Bedroom One

13'0" x 11'6" (3.97m x 3.52m)

Double glazed front aspect bay window. Radiator.

Bedroom Two

12'3" x 9'10" (3.75m x 3.02m)

Double glazed rear aspect window. Radiator.

Bedroom Three

7'6" x 7'1" (2.29m x 2.18m)

Double glazed front aspect window. Radiator.

Bathroom

Double glazed rear aspect window. Panelled bath with shower above and glass shower screen. Low level WC. Pedestal wash hand basin. Wall cabinet and radiator.

Front Garden

Step leading up to the main entrance. Side access to the rear of the property.

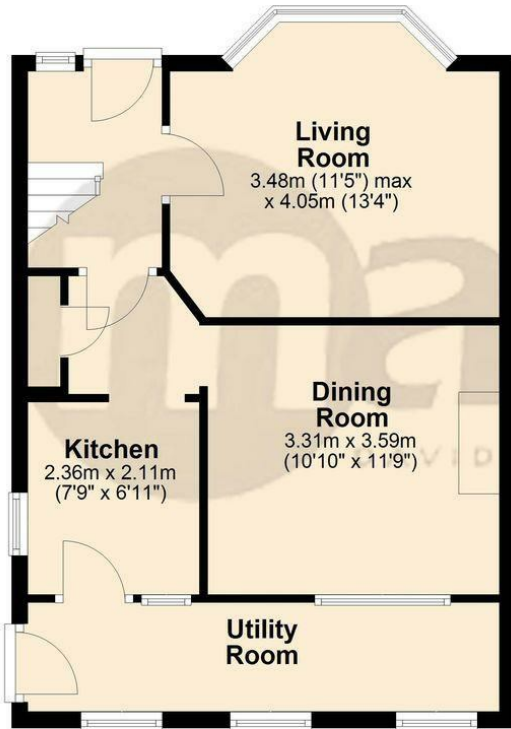
Rear Garden

Good size family garden with steps leading to the rear with a variety of trees.



Ground Floor

Approx. 46.1 sq. metres (496.2 sq. feet)



First Floor

Approx. 37.7 sq. metres (406.3 sq. feet)



Total area: approx. 83.9 sq. metres (902.6 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

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