



26 Picton Street, Brighton, BN2 3AP

£1,800 Per month

A beautifully presented 3 BEDROOM PERIOD HOUSE arranged over three floors. The property benefits from SPACIOUS ROOMS, modern fitted kitchen & bathroom and an EN-SUITE TO THE MASTER BEDROOM. Additionally, the property is located in a highly SOUGHT-AFTER CUL-DE-SAC WITH ACCESS AT THE END OF THE ROAD ONTO 'THE PATCH' Deposit £2050. Energy Rating: D68. Council Tax Band C. The property is unfurnished and available from the 1st September.

Double glazed front door to:

Hallway

Radiator, laminate flooring, cupboard housing electric meter & fuse box.

Lounge/Dining Room

Dual aspect through room with double glazed window overlooking front and double glazed window overlooking rear, laminate flooring, 2 x radiators, shelving in chimney recess.

Kitchen

Range of wall & base units, worktop surfaces, inset 1.5 bowl sink & drainer unit with mixer tap, inset 4 ring induction hob with fitted oven below & cooker hood over, integrated fridge/freezer, integrated dishwasher, tiled splashbacks, double glazed window to side, double glazed door leading to rear garden, radiator, wall mounted shelves.

Utility Area

Wall mounted unit with worktop space under, washing machine, part tiled walls, double glazed patterned window (plumbing for WC if the buyer wishes to reinstate).

First Floor Landing

Radiator, fitted wardrobe cupboards with hanging rails & shelving.

Bedroom

Double glazed window to window to rear, radiator, laminate flooring, 2 x wall light points.

Bathroom

White suite comprising panel enclosed shaped bath with mixer tap & shower attachment, oval style pedestal wash hand basin with mixer tap, low level WC with push button flush. Wall mounted electric towel rail, part tiled walls & flooring, radiator, cupboard housing boiler, additional shelved storage cupboard, double glazed window to rear, extractor fan.

Bedroom

Double glazed window overlooking front, radiator, fitted wardrobe cupboard with hanging rail & shelving.

Stairs up to:

Master Bedroom

Dual aspect room with double glazed window to rear, 2 x double glazed Velux windows to front, radiator, 4 x wall light points.

En Suite Shower Room

Tiled shower cubicle with wall mounted shower fitment, pedestal wash hand basin with mixer tap, low level WC. Recessed spotlights, extractor fan, wall mounted towel rail, double glazed patterned window.

Outside

Rear Garden

Paved patio area leading to decked area, outside water tap, outside power points, outside lights, walled boundaries.

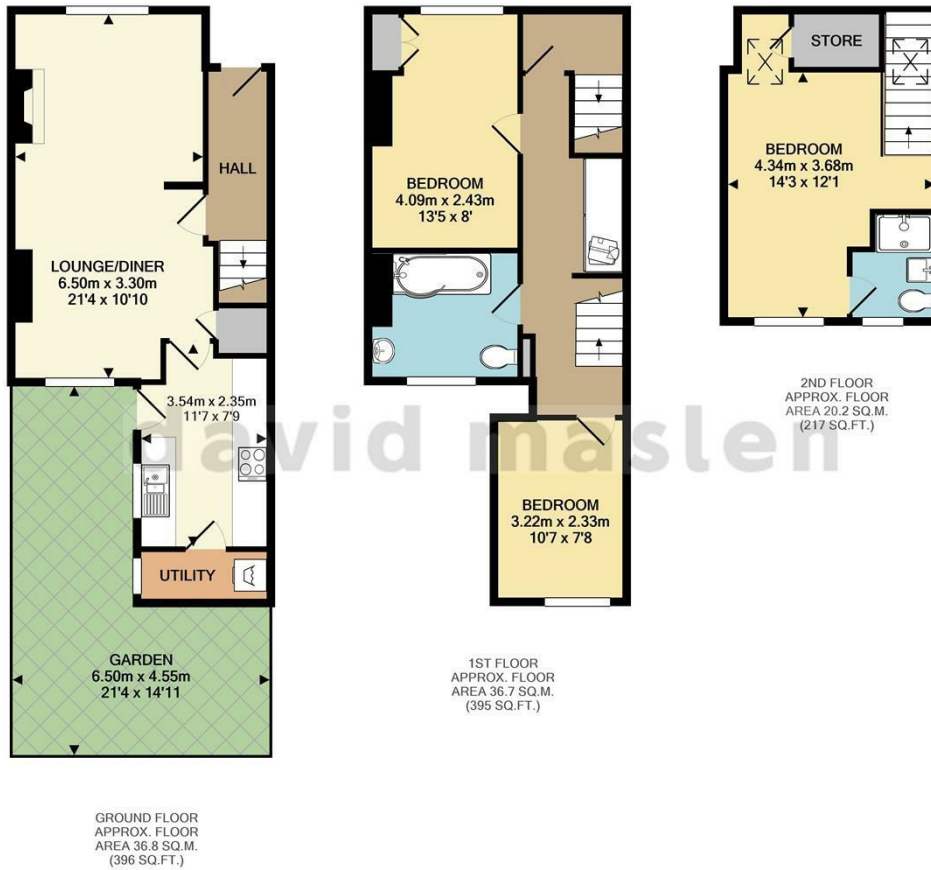
Total approx floor area

93.7 sq.m (1,009 sq.ft)

Parking Zone V

Council Tax Band C





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			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		68	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

COVERING THE CITY

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