



87 Brentwood Road, Brighton, BN1 7ET

£1,850 Per month

Maslen Letting agents are delighted to offer a spacious, extended family home in Hollingdean. The property comprises a SOUTH FACING REAR GARDEN with DISTANT BRIGHTON AND SEA VIEWS, three bedrooms, living room, kitchen, dining room and breakfast room, downstairs toilet/shower room, family bathroom and GARAGE. The property also benefits with SOLAR PANELS. Deposit £2125. Council Tax Band D. EPC Rating C. Unfurnished and available end of April.

Entrance Porch

Space for shoes, coats etc. door leading to:

Living Room

13'10" x 12'7" (4.24 x 3.86)
Double glazed front aspect window. Feature brick built fireplace (not a working fire). Stairs leading to the first floor. Archway though to kitchen/dining room. Door leading to:

Toilet/Shower Room

Low level WC. Corner shower cubicle. Wooden flooring.

Kitchen & Dining Room

19'0" x 10'9" (5.8 x 3.3)
Open plan fitted kitchen with matching wall and base units incorporating the integral oven, hob and extractor hood. Space/plumbing for washing machine. Space for fridge/freezer. Integral dishwasher. Sink with drainer and mixer tap. Breakfast bar area. Archway through to:

Sun Room/Breakfast Room

South facing double glazed windows and door leading to the rear garden. Wooden flooring. Radiator.

First Floor Landing

Hatch access to loft. Doors leading to:

Bedroom One

13'11" x 10'7" (4.25 x 3.25)
Double glazed front aspect window. Radiator.

Bedroom Two

10'9" x 10'7" (3.30 x 3.25)
South facing double glazed windows with views of Brighton and the coastline.

Bedroom Three

8'3" x 7'7" (2.54 x 2.32)
South facing double glazed rear aspect window. Radiator.

Bathroom

Double glazed front aspect window. Panelled bath a shower attachment. Low level WC. Wash hand basin. Double shower cubicle. Radiator.

Front Garden

Steps and path leading to the main entrance. Lawn with flowerbeds and side access to the rear garden.

Southerly Aspect Rear Garden

Raised patio are with distant sea views and steps leading to 2nd patio area. Lawn area with rear gate leading to:

Garage

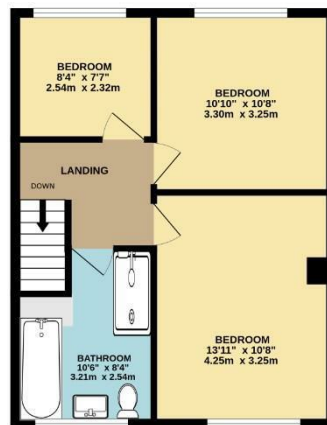
Garage is situated to the rear of the garden with access via road.



GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

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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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