



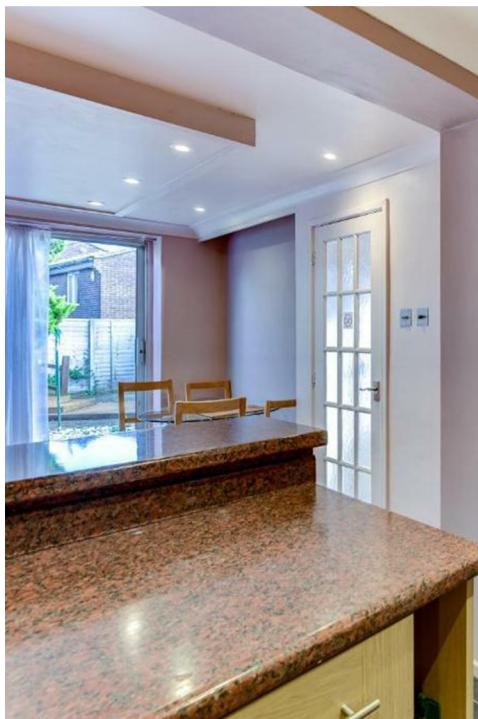
**2 Lynchet Walk, Brighton, BN1 7FQ**

**£1,850 PCM**

Maslen Letting Agents is delighted to offer a furnished house within a cul-de-sac in Hollingdean. The property is offered to SHARERS or STUDENTS looking for a 3 or 4 bedroom house. The property comprises of 4 bedrooms, living room, kitchen, utility room, downstairs WC, bathroom, good size rear garden, off road parking and a garage. Council Tax Band C. EPC Rating C. Furnished and available now for 3 or 4 sharers or students.

**PLEASE NOTE**

The property is available for x4 sharers the rent will be £1990pcm with a deposit of £2200 or  
x3 sharers the rent will be £1850 with a deposit of £2000 or  
x2 sharers the rent will be £1650 with a deposit of £1900.



## IMPORTANT

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

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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## 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

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