



56 Abbey Close, Peacehaven, BN10 7SD

£1,350 PCM

Maslen Letting Agents is delighted to offer to rent a Terraced House in a cul-de-sac in Peacehaven. The property comprises two double bedrooms, good size living room, open plan kitchen, utility room, bathroom, front and rear gardens. EPC Rating C. Deposit £1550. Council Tax Band B. The property is unfurnished and available from end of March.

Entrance Porch

Double glazed entrance door leading to inner porch. Door leading to:

Utility Room

Space/plumbing for washing machine. Double glazed side aspect window.

Living Room

13'9" x 13'5" (4.20m x 4.10m)

Double glazed patio doors leading to the rear garden. Stairway leading to the first floor. Radiator. Open plan:

Kitchen

13'9" x 7'9" (4.20m x 2.38m)

Double glazed front aspect window. Matching wall and base units incorporating the electric cooker and hob. Space for fridge and freezer. Stainless steel sink with drainer and mixer tap. Wall mounted gas central heating boiler.

First Floor Landing

Doors leading to:

Bedroom One

10'2" x 10'2" (3.12m x 3.10m)

Double glazed rear window. Built in storage cupboard. Radiator.

Bedroom Two

11'0" x 6'7" (3.36m x 2.01m)

Double glazed front aspect window. Radiator.

Bathroom

Double glazed front aspect window. Panelled bath with shower over. Pedestal wash hand basin. Low level WC.

Outside

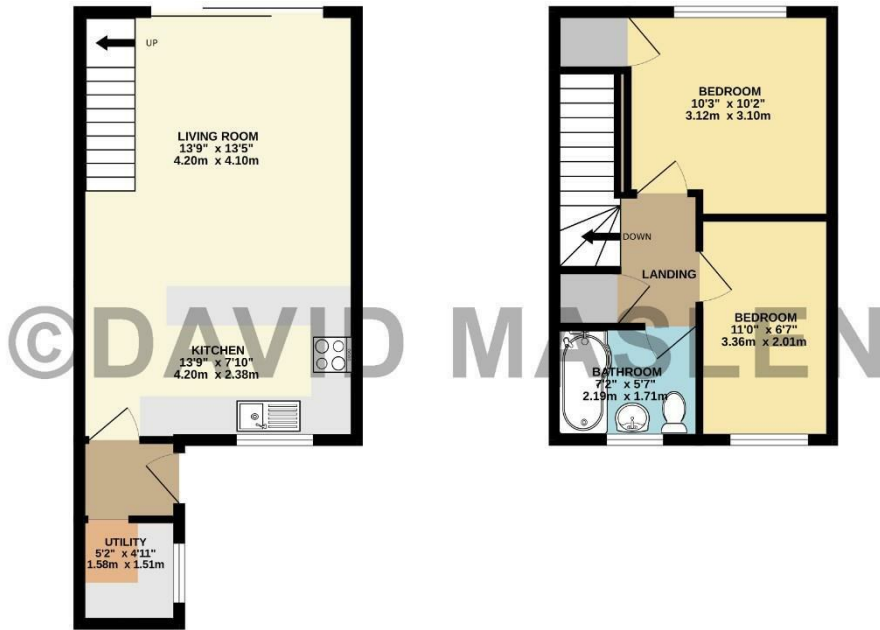
Front garden with path leading to the main entrance and off road parking.

Rear garden with mainly lawn with a seating patio area.



GROUND FLOOR
336 sq.ft. (31.4 sq.m.) approx.

1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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

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		91
(81-91) B		
(69-80) C	75	
(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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