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## 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**

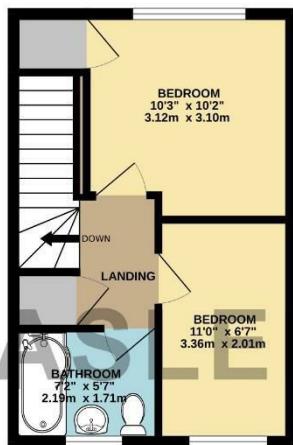
Double glazed front aspect window. Panelled bath with shower over. Pedestal wash hand basin. Low level WC.

### **Outside**

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

Rear garden with mainly lawn with a seating patio area.





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 herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The floorplan is for illustrative purposes only and should not be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrolinx CAD.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(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 (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

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

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39 Lewes Road,  
Brighton,  
BN2 3HQ  
t: (01273) 677001  
e: lewesroad@maslen.co.uk

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First Floor offices,  
39 Lewes Road,  
Brighton, BN2 3HQ  
t: (01273) 321000  
e: lettings@maslen.co.uk

