



84 Richmond Road, Brighton, BN2 3RN

£2,350 Per month

Maslen Letting Agents is delighted to offer a Victorian family home arranged over four floors, located in a popular area of Brighton close to local buses, shops and cafes. This house has a truly magnificent kitchen/diner leading on to a lovely large garden ideal for young children. On the ground floor there is a comfortable reception room and the main bedroom. On the first floor there are two double bedrooms and a family shower room. On the second floor there is a fourth bedroom which has wonderful views over Brighton. EPC Rating D. Council Tax Band D. Deposit £2650. The property is available from January.

Entrance Hallway

doors leading to:

Lounge

With woodblock flooring, log burner and radiator

Bedroom 1

Woodblock flooring and fitted wardrobes window to rear overlooking garden.

Lower Ground Floor

Living/Dining/Kitchen

A lovely large open plan room with wood flooring, centre island, fitted kitchen units, appliances and door to garden

WC

Low level WC, corner wash hand basin.

First Floor

Bedroom 2

Woodblock flooring, fitted shelves radiator and window to front.

Bedroom 3

Bunk bed, woodblock flooring, radiator and window to rear

Bathroom

A white suite comprising a with mains powered shower, low flush wc, hand basin with shelves under, heated towel rail.

Second Floor

Bedroom 4

A lovely bright loft room, wood flooring, dormer windows.

Outside

Rear Garden

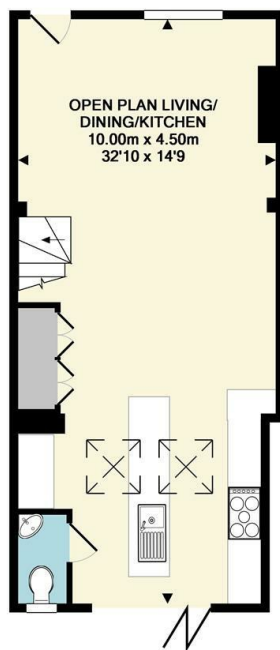
Total approx floor area

122.9 sq.m (1,323 sq.ft)

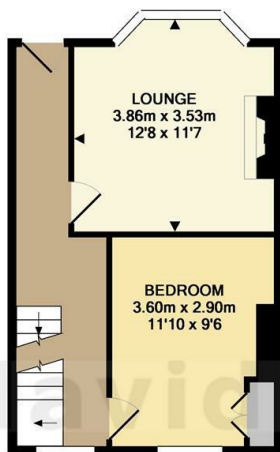
Parking Zone J

Council Tax Band D

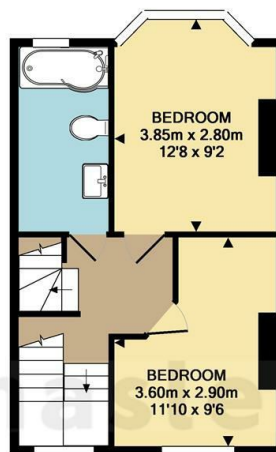




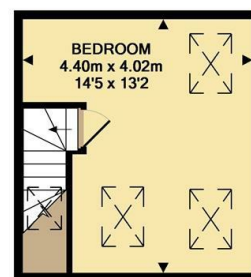
LOWER GROUND FLOOR
APPROX. FLOOR
AREA 43.2 SQ.M.
(465 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 31.2 SQ.M.
(336 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 30.7 SQ.M.
(331 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 17.8 SQ.M.
(191 SQ.FT.)

TOTAL APPROX. FLOOR AREA 122.9 SQ.M. (1322 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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

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		
(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

SALES

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

LETTINGS

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



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