



Baltic View Withyham Avenue, Brighton, BN2 8GE

£1,550 Per month

Maslen Letting Agents is delighted to offer a spacious ground floor apartment situated within a popular residential area of Saltdean. The property is south facing and the floor to ceiling south facing windows flood the apartment with natural light. All windows have sea views and a secure communal entrance with access for only 3 apartments. The apartment is just a couple of minutes walk from the seafront and the famous Saltdean Lido. Saltdean's main shopping street is moments away. Saltdean has great transport links into the centre of Brighton. The property comprises two double bedrooms, living room with an open plan kitchen/breakfast room, bathroom, large storage cupboard, underfloor heating and communal gardens. EPC Rating D. Council Tax Band B. Deposit £1750. The property is unfurnished and available from the 27th July.

Communal Entrance

Entrance Hall

Spacious storage cupboard and a further storage cupboard.
Doors leading to:

Living Room

24'2" x 10'7" (7.37m x 3.24m)

Double glazed front aspect window with views of the garden.
Opening to the:

Kitchen/Breakfast Room

Matching wall and base units incorporating the built in electric oven, hob and extractor fan above. Stainless steel sink with mixer tap. Fridge/freezer. Washing machine.

Bedroom One

16'11" x 9'0" (5.18m x 2.76m)

Double glazed front aspect window.

Bedroom Two

13'6" x 9'9" (4.14m x 2.98m)

Double glazed front aspect window.

Bathroom

Panelled bath with shower over. Low level WC. Wash hand basin with storage under. Ladder style towel radiator. Extractor fan.

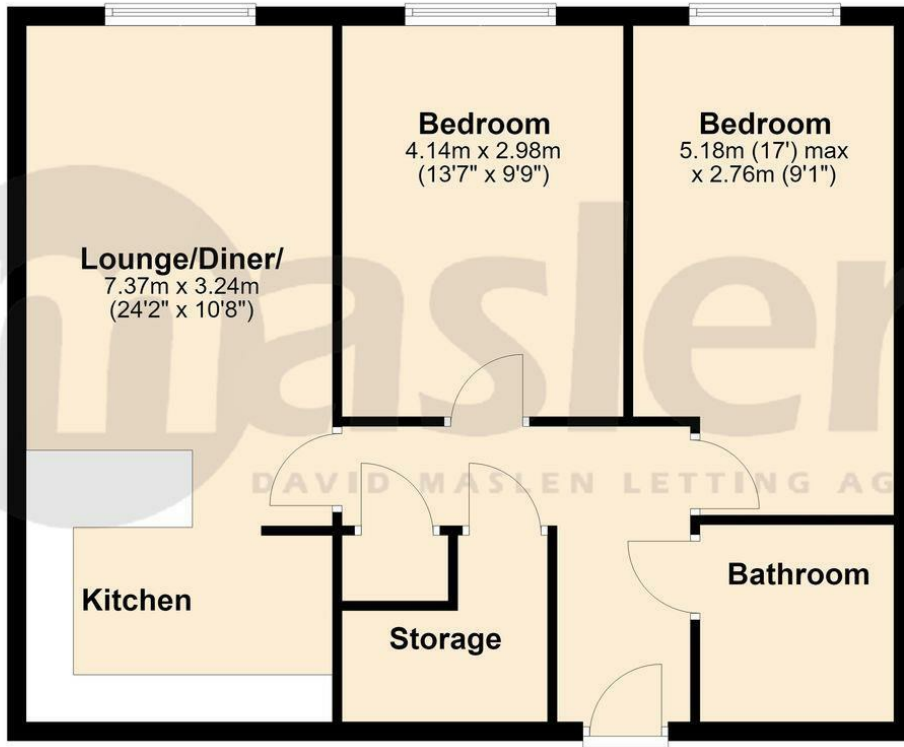
Outside

Communal Garden



Floor Plan

Approx. 67.6 sq. metres (727.8 sq. feet)



Total area: approx. 67.6 sq. metres (727.8 sq. feet)

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 ₂) 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	

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.

COVERING THE CITY

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