

3 Whippingham Road, Brighton, BN2 3PF

£1,595 Per month

Maslen Letting Agents is delighted to offer to rent a spacious Maisonette in a popular residential area of Brighton, close to Elm Grove shops and bus routes. The property comprises THREE BEDROOMS, living room, kitchen/dining room, bathroom and a rear garden. EPC Rating D. Council Tax Band B. Deposit £1800. The property is unfurnished and available from the end of November.

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DAVID MASLEN ESTATE AGENTS

Main Entrance
Stairs leading to the first floor. Understair storage with space/plumbing for washing machine. Space for freezer. Please note these maybe gifted to the tenants. Doors leading to:

Living Room
12'10" x 11'5" (3.93m x 3.48m)
Double glazed front aspect bay window. Log burner. Radiator.

Kitchen/Dining Room
11'1" x 9'1" (3.40m x 2.79m)
Double glazed rear door leading to the rear garden. Wall and mounted units incorporating the sink/drainer and mixer tap. Integrated fridge and dishwasher. Radiator. Wall mounted gas central heating boiler.

First Floor Landing
Stairs leading to the 2nd floor. Doors leading to:

Bedroom One
12'9" x 9'10" (3.91m x 3.00m)
Double glazed front aspect bay window. Two built in wardrobes. Radiator.

Bedroom Two
11'1" x 7'10" (3.40m x 2.39m)
Double glazed rear aspect window. Radiator.

Shower Room
Double shower cubicle. Wash hand basin with storage under.

Separate WC
Low level WC. Wash hand basin. Radiator.

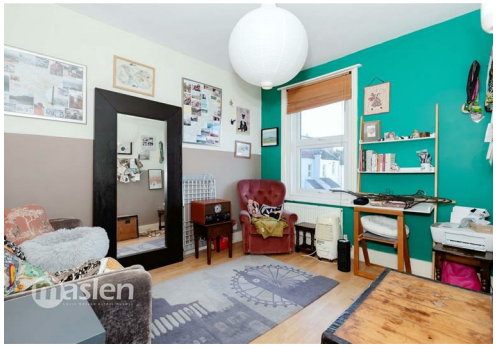
Second Floor

Bedroom Three
11'4" x 8'6" (3.47m x 2.61m)
Two Velux windows. Eave storage space and height restrictions.

Outside

Rear Garden
Patio area. Please note the shed and the greenhouse will be gifted to the tenants.









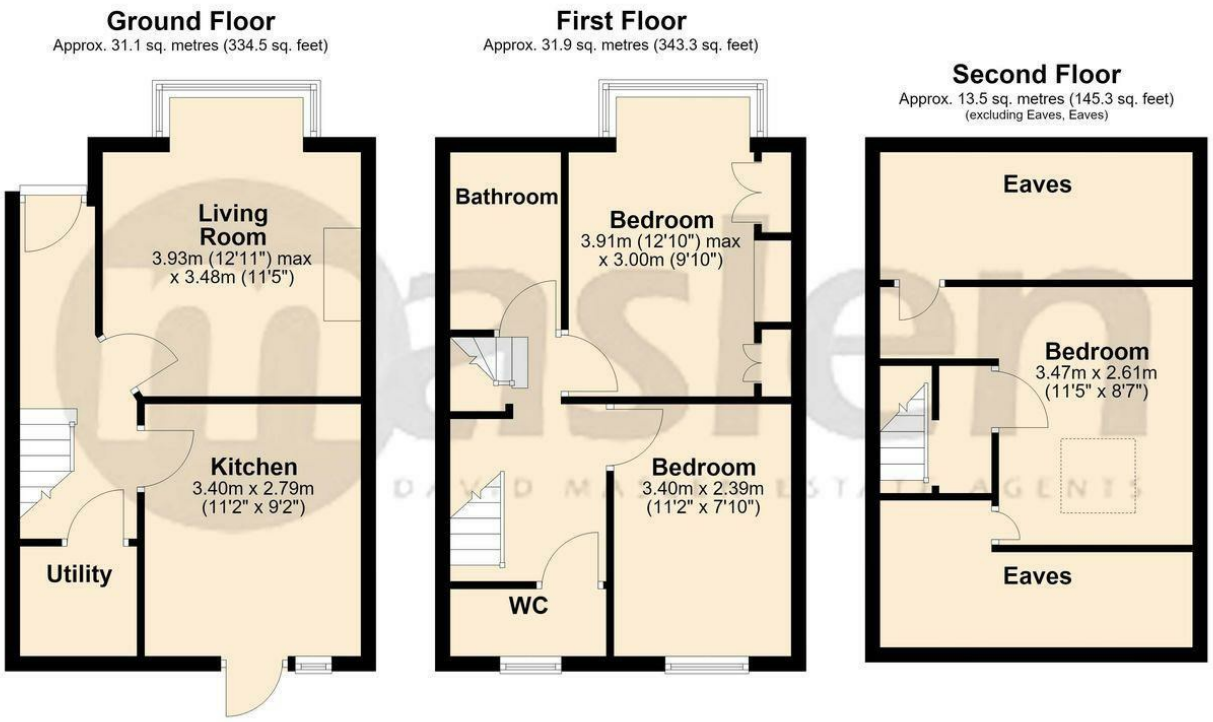




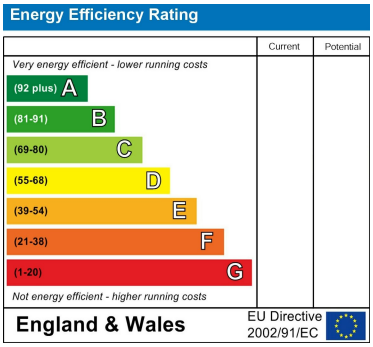


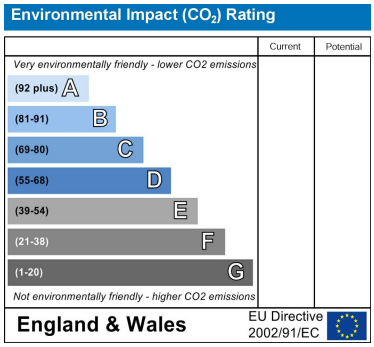






Total area: approx. 76.5 sq. metres (823.1 sq. feet)





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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