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31 Beaconsfield Road, Brighton, BN1 4QH

£1,850 Per month

Maslen Letting Agents is delighted to offer a well presented terrace house is offered with THREE DOUBLE Bedrooms, one on the ground floor and two on the first floor. There is a fitted kitchen with appliances and a CONSERVATORY leading to a well kept REAR GARDEN. No expense has been spared on the GORGEOUS 4 PIECE BATHROOM upstairs with shower cubicle, bath, WC and hand basin. Beaconsfield Road is very well positioned for the local shops of London Road. Deposit £2125. Council Tax Band C. EPC Rating D. The property is unfurnished and available from December.

Entrance Hallway

With real varnished floorboards, radiator and doors to:

Living Room

Double glazed bay windows, blinds, feature marble fireplace, built in cupboards and varnished wooden floorboards.

Bedroom 3

Cast iron fireplace, built in cupboards and varnished wood flooring.

Kitchen

With white wall and base units, ample worktop surfaces, washing machine, separate dryer, cooker with electric oven and grill, fridge freezer, splash back tiling and tiled floor.

Conservatory

doors to garden

First Floor Landing

Doors to :

Bedroom 1

A gorgeous room with large double glazed bay windows, light silver grey carpet, feature marble fireplace with overhead mirror.

Bedroom 2

Light silver grey carpets, built in storage, cast iron fireplace, and sash window to rear.

Bathroom

Luxury four piece bathroom suite with shower cubicle, bath wc, heated towel rail, wash basin with cupboard under and hard wood flooring..

Rear Garden

Small patio to front and side, leading on to lawned area with plant borders.

Total approx floor area

95.4 sq.m (1,027 sq.ft)

Council Tax Band C



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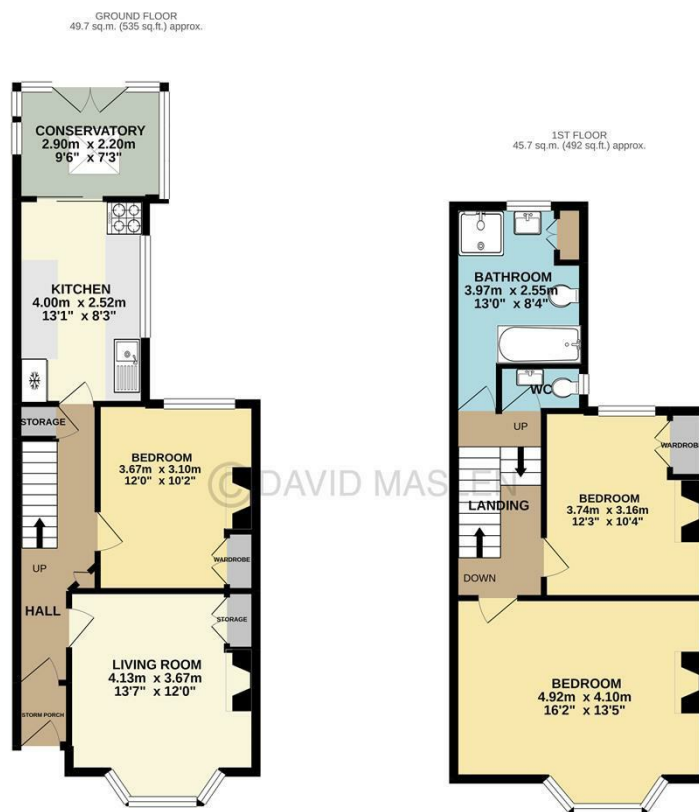


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TOTAL FLOOR AREA - 95.4 sq.m. (1027 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 illustration purposes only and should be used as such for 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.

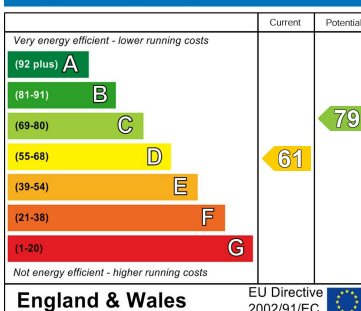
IMPORTANT

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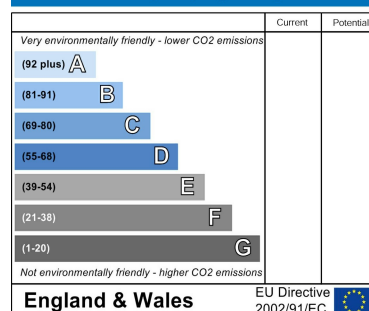
Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

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.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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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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