



26A St. Martins Place, Brighton, BN2 3LE

£1,650 Per month

Maslen Letting Agents is delighted to offer a spacious, furnished apartment with two balconies close to Lewes Road shops, public transport offering access to Brighton City Centre. The property is on the 2nd floor with two double bedrooms, living room, dining room, fitted kitchen and bathroom. The property benefits with a heat pump with underfloor heating and triple glazing. EPC Rating TBC. Council Tax Band B. Deposit £1900. The property is available from the 7th August.

Communal Entrance

Stairs leading to the second floor.

Main Entrance

Storage cupboard. Doors leading to:

Kitchen, Living & Dining Room

36'10" max x 13'3" max (11.23m max x 4.05m max)

Living Room:

Double glazed patio doors leading to the balcony, with step up to the other part of the balcony. Open plan through to:

Kitchen:

Matching wall and base units incorporating the built in electric oven, electric hob and extractor fan. Integrated fridge/freezer and dishwasher. Washing machine. Further storage areas. Opening to the:

Dining Area:

Double glazed rear aspect window.

Bedroom One

15'10" x 11'1" (4.84m x 3.38m)

Double glazed patio door leading to the balcony. Blackout blinds fitted. Wooden flooring with underfloor heating.

Bedroom Two

11'6" x 11'1" (3.52m x 3.38m)

Double glazed double aspect windows. Blackout blinds fitted.

Wooden flooring with underfloor heating.

Bathroom

Double glazed side aspect window. Panaled bath with shower and glass shower screen. Low level WC. Wash hand basin and built in storage cupboard.





IMPORTANT

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

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	

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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