



105 Kimberley Road, Brighton, BN2 4EN

£1,700 Per month

Maslen Letting Agents are delighted to offer a well presented family home in Brighton. The property comprises three good size bedrooms, living room, dining room, kitchen and a family bathroom. There is a front garden with a low maintenance rear garden. Deposit £1950. EPC Rating E. Council Tax Band C. The property is unfurnished and available from November.

Entrance Hall

Double glazed front aspect door. Spacious hallway with built in storage and space for the fridge/freezer. Door leading to:

Living Room

12'11" x 11'9" (3.95m x 3.60m)
Double glazed front aspect bay window. Feature electric fireplace. Radiator. Laminate flooring.

Dining Room

11'6" x 9'10" (3.53m x 3.02m)
Double glazed rear aspect door leading to the rear garden. Wall mounted gas central heating boiler. Radiator.

Kitchen

7'6" x 7'6" (2.30m x 2.30m)
Double glazed rear window and door leading to the garden. Matching wall and base units with cooker and gas hob with extractor fan above. Space/plumbing for washing machine. Stainless steel sink with drainer.

First Floor Landing

Doors leading to:

Bedroom One

14'9" x 11'9" (4.50m x 3.60m)
Double glazed front aspect window. Build in double wardrobes. Radiator.

Bedroom Two

11'3" x 9'10" (3.44m x 3.02m)
Double glazed rear aspect window. Radiator.

Bedroom Three

10'9" x 7'3" (3.28m x 2.23m)
Double glazed front aspect window. Radiator.

Shower Room

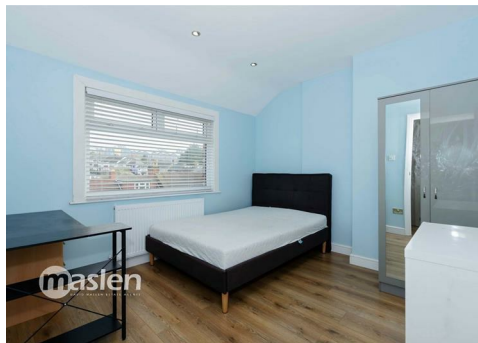
Double glazed rear aspect window. Corner shower cubicle with over head shower. Low level WC. Wash hand basin with storage underneath and mirror. Towel radiator.

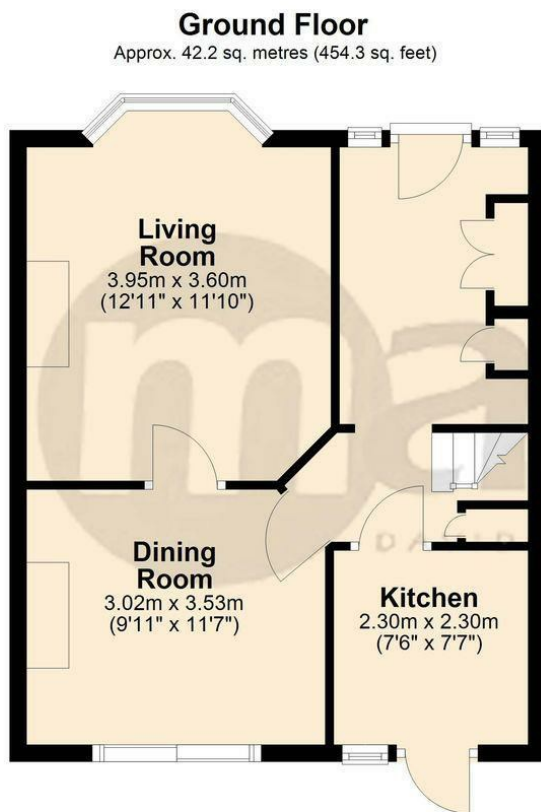
Separate WC

Double glazed rear aspect window. Low Level WC.

Outside

Front - tiled area, access to the main entrance.
Rear - mainly astro-turf with a raised patio area.





Total area: approx. 84.4 sq. metres (908.6 sq. feet)

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

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