



36 Hartington Road, Brighton, BN2 3LS

£1,550 Per month

Maslen Letting Agents is delighted to offer a well presented, ground floor, garden apartment within a popular residential area of Elm Grove, close to Lewes Road. The property comprises TWO BEDROOMS, LIVING ROOM, DINING ROOM, kitchen with appliances, interior designed shower room, GARDEN and OFF ROAD PARKING. EPC Rating C. Deposit £1750. Council Tax Band B. The property is PART-FURNISHED and available from February.

Main Entrance

Double glazed door leading to:

Dining Area

12'10" x 8'11" (3.93m x 2.74m)

Double glazed side aspect window overlooking the garden.

Radiator. Wooden flooring. Open plan to the:

Kitchen

9'10" x 7'5" (3.02m x 2.27m)

Double glazed side aspect window overlooking the garden.

Matching wall and base units incorporating the built in electric oven, four ring gas hob and and extractor hood. Integrated fridge/freezer and washing machine. Stainless steel sink and mixer tap. Double glazed door is the main entrance.

Internal Hallway

Doors leading to:

Bedroom One

12'2" x 10'0" (3.73m x 3.07m)

Double glazed front aspect windows. Radiator. Wooden flooring.

Bedroom Two

14'7" x 11'3" (4.47m x 3.45m)

Double glazed front aspect windows. Radiator. Wooden flooring.

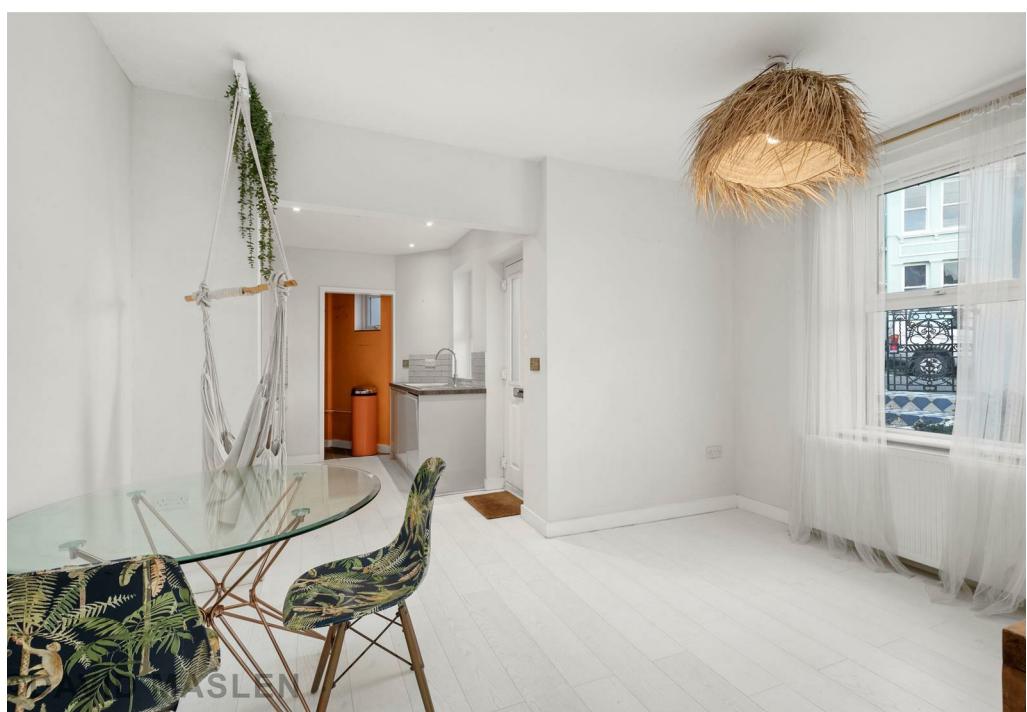
Shower Room

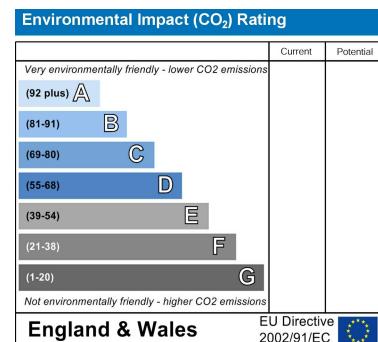
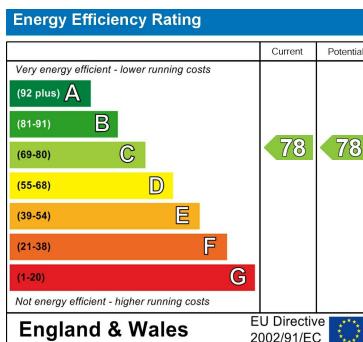
8'4" x 6'7" (2.55m x 2.02m)

Living Room

15'0" x 13'6" (4.58m x 4.14m)

Lower level living room via hidden door. Projector with Screen and control. Radiator.





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.

COVERING THE CITY

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