



**maslen**  
DAVID MASLEN ESTATE AGENTS

105 Kimberley Road, Brighton, BN2 4EN

£1,800 PCM

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 £2000. EPC Rating E. Council Tax Band C. The property is unfurnished and available now.

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## **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**

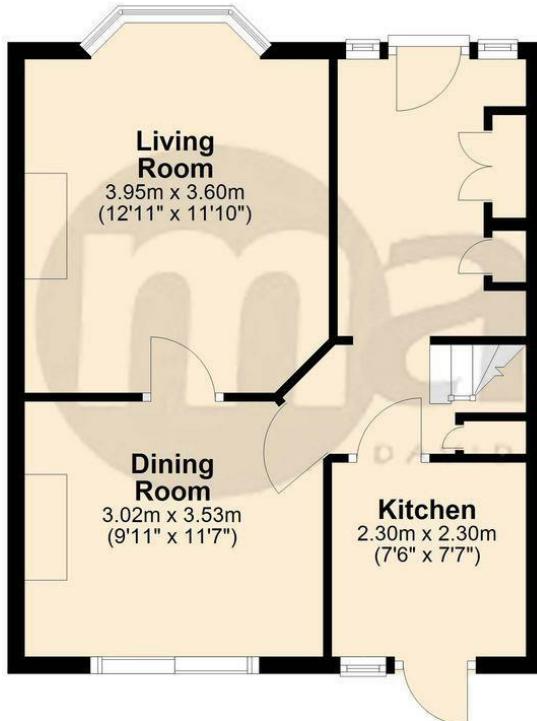
Front - tiled area, access to the main entrance.

Rear - mainly astro-turf with a raised patio area.



## Ground Floor

Approx. 42.2 sq. metres (454.3 sq. feet)



## First Floor

Approx. 42.2 sq. metres (454.3 sq. feet)



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

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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

### 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.

## COVERING THE CITY

### 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

