



## Flat 33, Avalon West Street, Brighton, BN1 2RP

£1,650 Per month

Maslen Letting Agents is delighted to offer a spacious apartment in the heart of Brighton City Centre with a South-Westerly Balcony. The property comprises TWO DOUBLE BEDROOMS, featured KITCHEN with appliances, LOUNGE/DINER, En-suite and a family bathroom. EPC rating D. Deposit £1900. Council Tax Band F. The property is unfurnished and AVAILABLE NOW.

## **Main Entrance**

The main entrance is from West Street or a rear entrance from Middle Street. Communal entrance via the gardens with lift access.

## **Entrance Hall**

Storage cupboard. Entryphone system. Doors leading to:

## **Lounge/Diner & Kitchen**

34'6" max x 13'10" (10.54m max x 4.23m)

Lounge/Diner:

Double glazed patio doors leading to the balcony. Wall mounted air-conditioning unit. Wooden flooring. Open plan access to:

Kitchen:

Stainless steel matching wall and base units incorporating the stainless steel sink and drainer with mixer tap. Integral appliances including dishwasher, fridge/freezer, electric oven and microwave.

## **Bedroom One**

25'9" x 9'6" (7.86m x 2.92m)

Double glazed door leading to the balcony. Built in double wardrobe. Electric heater. Door leading to:

## **En-Suite Shower Room**

Corner shower cubicle with thermostatic shower. Wash hand basin. Low level WC, Shelving. Chrome towel radiator.

## **Bedroom Two**

20'6" x 10'2" (6.27m x 3.12m)

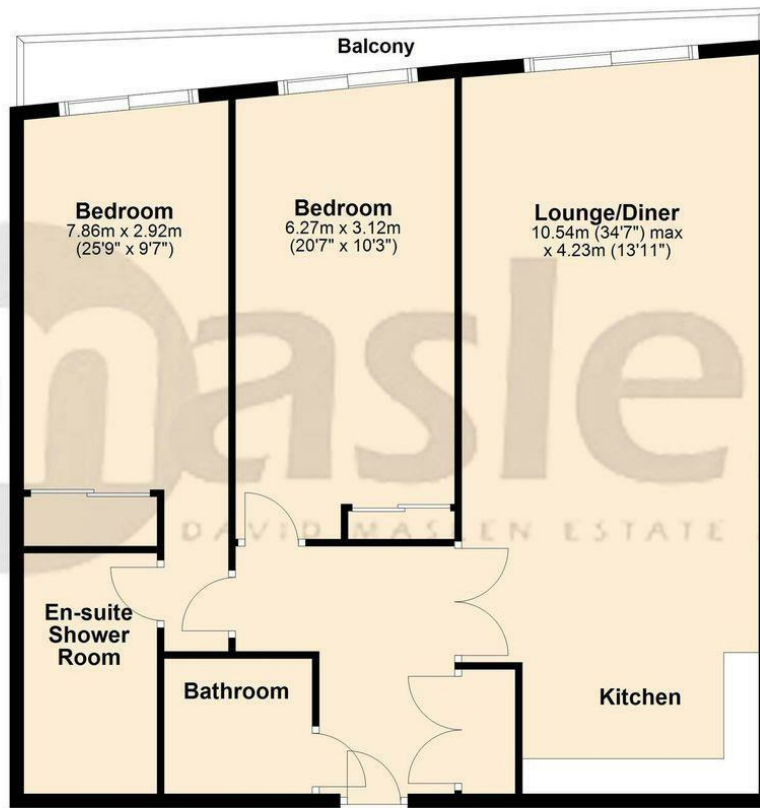
Double glazed door leading to the balcony. Built in double wardrobe. Electric heater.

## **Bathroom**

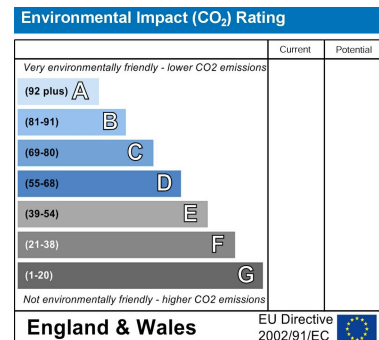
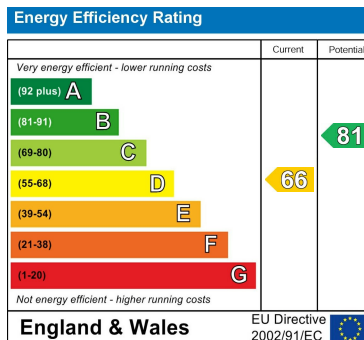
Panelled bath with shower over. Wash hand basin. Low level WC. Chrome towel radiator.



**Floor Plan**  
Approx. 105.7 sq. metres (1137.7 sq. feet)



Total area: approx. 105.7 sq. metres (1137.7 sq. feet)



**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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