



45 The Barrows Francis Street, Brighton, BN1

£1,800 Per month

Maslen Letting Agents is delighted to offer to rent a modern apartment at The Barrows, Francis Street, Brighton, City Centre location. The property features a spacious open-plan lounge with a fitted kitchen leading out onto a balcony. Two double bedrooms, en-suite WC, bathroom, and split over two floors. EPC Rating C. Council Tax Band C. Deposit £2050. The property is unfurnished and available from the 7th August.

Communal Entrance

Access via stairs or lift.

Main Entrance

Stairs leading to the first floor. Storage cupboard. Door leading to:

Bedroom One

11'3" x 9'9" (3.43m x 2.98m)

Double glazed front aspect window. Door leading to:

En-Suite WC

Low level WC. Wash hand basin.

First Floor Landing

Storage cupboard. Doors leading to:

Lounge/Diner/Kitchen

20'6" x 11'3" (6.25m x 3.43m)

Double glazed door leading to the balcony.

Kitchen area:

Matching wall and base units incorporating the built in electric oven, hob and extractor fan. Integral washing machine and a fridge/freezer. Underfloor heating.

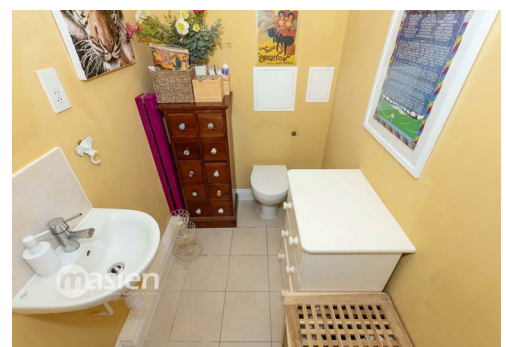
Bedroom Two

11'3" x 9'9" (3.43m x 2.98m)

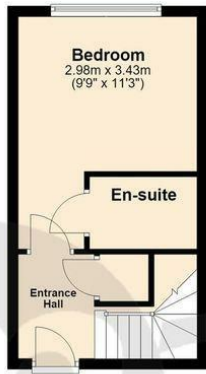
Double glazed front aspect window.

Bathroom

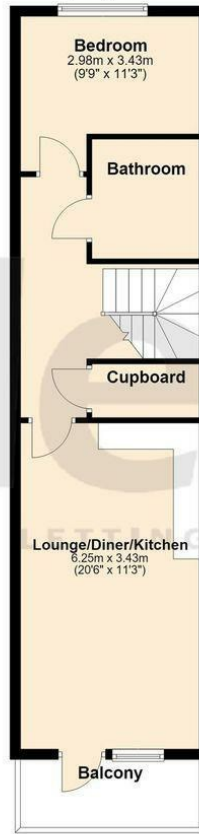
Panelled bath with shower above and glass screen. Low level WC. Wash hand basin.



Floor Plan
Approx. 22.5 sq. metres (242.5 sq. feet)



Floor Plan
Approx. 48.2 sq. metres (519.1 sq. feet) (excluding Balcony)



Total area: approx. 70.8 sq. metres (761.6 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 ₂) 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

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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