



## 36 Buller Road, Brighton, BN2 4BJ

£1,550 Per month

Maslen Letting Agents is delighted to offer a double front garden apartment close to Lewes Road shops. The property comprises two bedrooms, living room with a log burner, dining room, kitchen, shower room and a rear garden. EPC Rating D. Deposit £1775. Council Tax Band B. The property is unfurnished and available from the beginning of July.

### **Main Entrance**

Double glazed front aspect door.

### **Dining Room**

14'4" x 12'10" (4.38m x 3.92m)

Double glazed front aspect bay window. Radiator. Wooden flooring. Archway leading to:

### **Living Room**

11'5" x 10'6" (3.48m x 3.22m)

Double glazed rear aspect window. Log burner. Wooden flooring. Doorway leading to:

### **Kitchen**

8'2" x 7'7" (2.50m x 2.33m)

Matching wall and base units incorporating the single sink with mixer tap and drainer. Built in double oven, four ring gas hob and extractor hood. Space for dishwasher and space for fridge/freezer. Wall mounted gas central heating boiler. Double glazed rear aspect window and door leading to garden.

### **Shower Room**

7'9" x 6'4" (2.37m x 1.94m)

Double glazed side aspect window. Shower cubicle with shower over. Extractor fan. Sink with storage under with drawers. Airing cupboard.

### **Bedroom One**

11'5" x 10'6" (3.48m x 3.22m)

Double glazed rear aspect window. Radiator.

### **Bedroom Two**

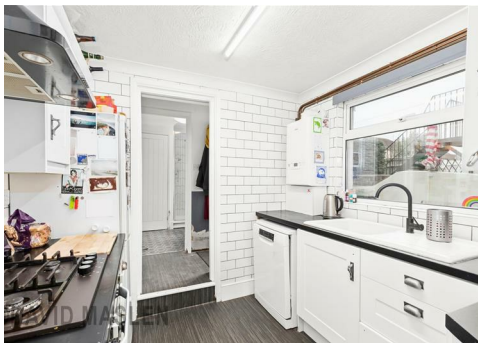
12'10" x 8'5" (3.92m x 2.57m)

Double glazed front aspect bay window. Radiator

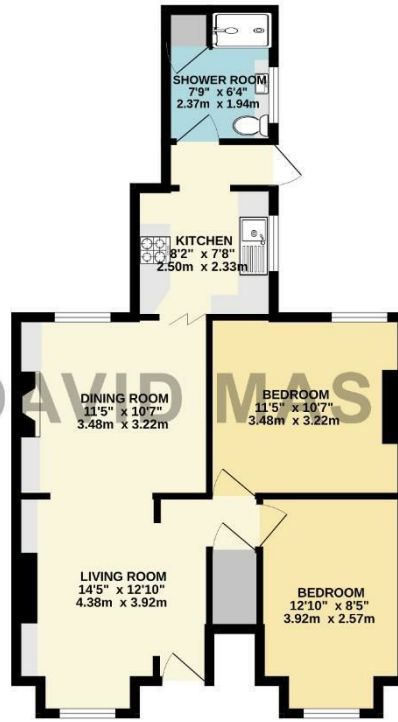
### **Outside**

Front - Steps leading to the main entrance.

Rear Seating area, with lawn and access to the shed.



GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



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TOTAL FLOOR AREA - 617 sq.ft. (57.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	68	75

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



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