



3 Whippingham Road, Brighton, BN2 3PF

£1,650 Per month

Maslen Letting Agents is delighted to offer to rent a spacious Maisonette in a popular residential area of Brighton, close to Elm Grove shops and bus routes. The property comprises THREE BEDROOMS, living room, kitchen/dining room, bathroom and a rear garden. EPC Rating D. Council Tax Band B. Deposit £1900. The property is unfurnished and available from the end of November.

Main Entrance

Stairs leading to the first floor. Understair storage with space/plumbing for washing machine. Space for freezer. Please note these maybe gifted to the tenants. Doors leading to:

Living Room

12'10" x 11'5" (3.93m x 3.48m)

Double glazed front aspect bay window. Log burner. Radiator.

Kitchen/Dining Room

11'1" x 9'1" (3.40m x 2.79m)

Double glazed rear door leading to the rear garden. Wall and mounted units incorporating the sink/drainage and mixer tap. Integrated fridge and dishwasher. Radiator. Wall mounted gas central heating boiler.

First Floor Landing

Stairs leading to the 2nd floor. Doors leading to:

Bedroom One

12'9" x 9'10" (3.91m x 3.00m)

Double glazed front aspect bay window. Two built in wardrobes. Radiator.

Bedroom Two

11'1" x 7'10" (3.40m x 2.39m)

Double glazed rear aspect window. Radiator.

Shower Room

Double shower cubicle. Wash hand basin with storage under.

Separate WC

Low level WC. Wash hand basin. Radiator.

Second Floor

Bedroom Three

11'4" x 8'6" (3.47m x 2.61m)

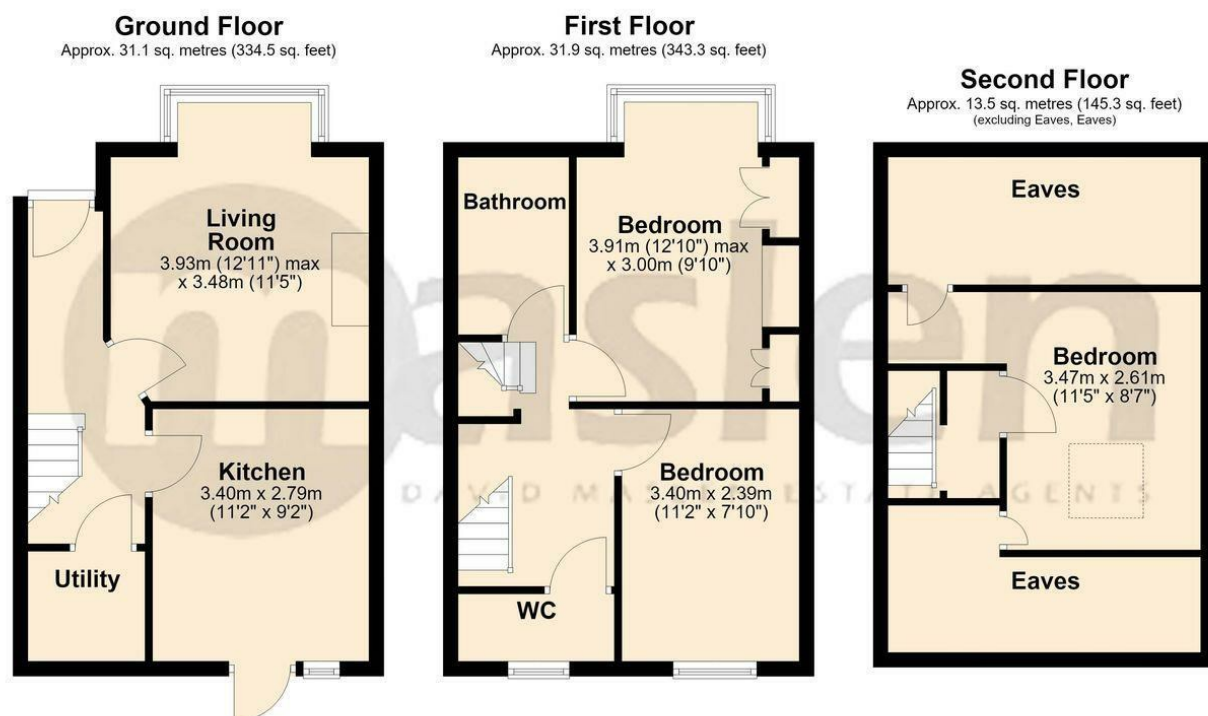
Two Velux windows. Eave storage space and height restrictions.

Outside

Rear Garden

Patio area. Please note the shed and the greenhouse will be gifted to the tenants.





Total area: approx. 76.5 sq. metres (823.1 sq. feet)

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.

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 (CO₂) 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	

COVERING THE CITY

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