40 Rosebery Avenue, Brighton, BN2 6DE

£1,295 PCM

Maslen Letting Agents is delighted to offer a refurbished semi-detached bungalow (The Annexe) in a popular residential area of North Woodingdean. The property is a converted to offer a double bedroom, living room, kitchen, shower room, wooden flooring and electric heating. Council Tax, Water and Wi-Fi Included. EPC Rating D. The property is unfurnished and available now.

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Entrance Porch
Double glazed front aspect door. Inner porch and door leading to:

Living Room
17'8" x 12'8" (5.40m x 3.88m)
Double glazed Westerly aspect front window. Wooden flooring. Electric radiator. Opening to the:

Kitchen
Matching wall and base units. Built in electric oven and hob above. Fridge is gifted to tenant. Stainless steel sink and drainer with mixer tap. Wooden flooring.

Bedroom
9'11" x 9'9" (3.04m x 2.98m)
Double glazed rear aspect window. Built in floor to ceiling wardrobes. Electric radiator. Wooden flooring.

Rear Hallway
Double glazed rear aspect window. Space/plumbing for washing machine. Door leading to:

Shower Room
Corner shower cubicle with an electric shower. Wash hand basin with storage. Low level WC. Electric towel radiator.

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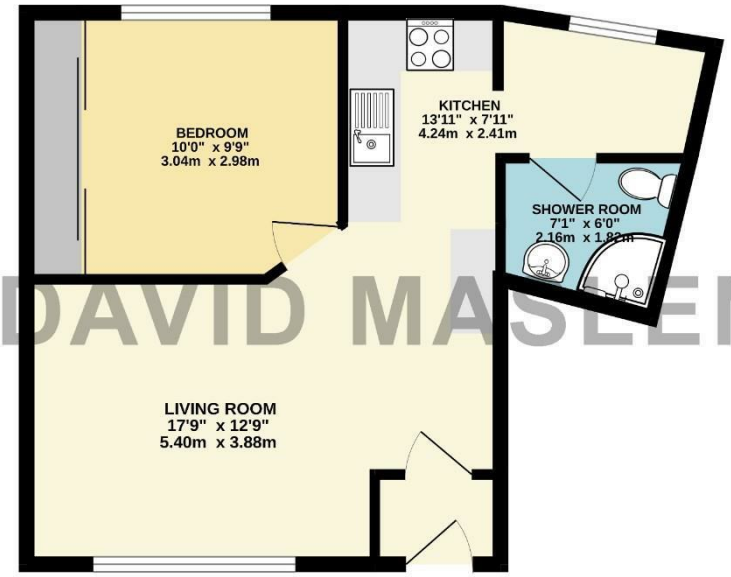
GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



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TOTAL FLOOR AREA : 435 sq.ft. (40.4 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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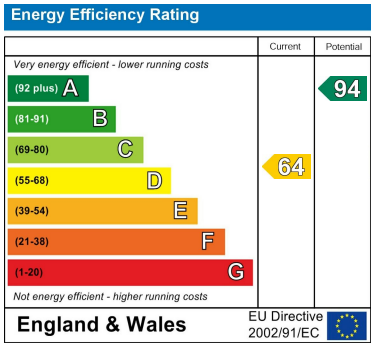

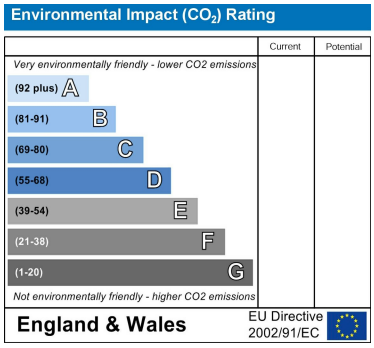

IMPORTANT
Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

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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.

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OFFICES THROUGHOUT THE CITY

LEWES ROAD
39 Lewes Road,
Brighton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

FIVEWAYS
290 Ditchling Road,
Brighton,
BN1 6JF.
t: (01273) 566777
e: fiveways@maslen.co.uk

WOODINGDEAN
62-64 Warren Road,
Woodingdean,
Brighton BN2 6BA
t: (01273) 278866
e: woodingdean@maslen.co.uk

LETTINGS
290 Ditchling Road,
Brighton,
BN1 6JF
t: (01273) 321000
e: lettings@maslen.co.uk

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