



maslen
DAVID MASLEN ESTATE AGENTS

Flat 33, Avalon West Street, Brighton, BN1

£1,850 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. Council Tax Band F. The property is unfurnished and AVAILABLE NOW.

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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.

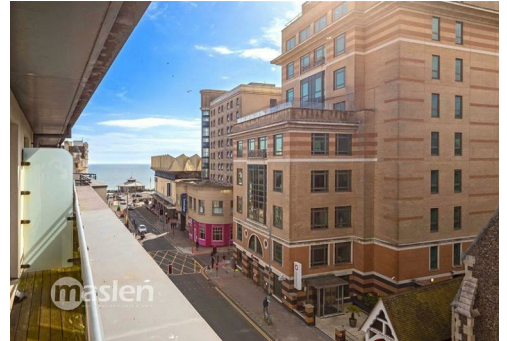
Bedroom Two

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

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

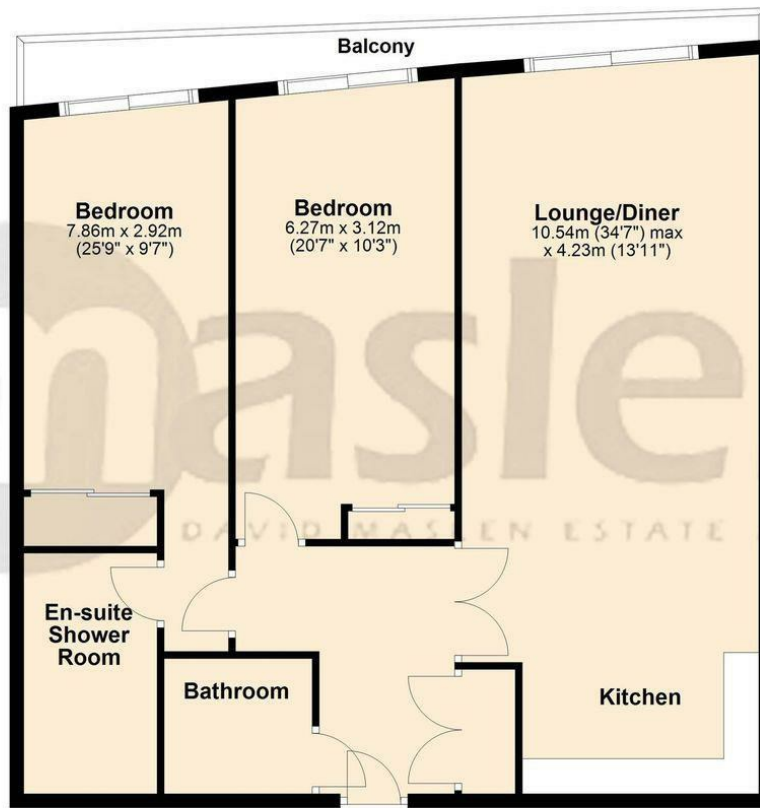
Bathroom

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)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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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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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