



18 Hanover Mews, Brighton, BN2 9HU

£1,895 Per month

Maslen Letting Agents is delighted to offer to rent an End of Terraced house situated within a private gated residents in Hanover Mews. The property comprises TWO DOUBLE BEDROOMS, living room with French doors leading to the rear garden, KITCHEN WITH APPLIANCES, cloakroom, bathroom, and X2 PARKING SPACES and visitors parking space. Deposit £2125. EPC Rating D. Council Tax Band D. The property is unfurnished and available now.

Main Entrance

Front door leading to the hallway. Stairs leading to the first floor.
Door leading to:

Cloakroom

Double glazed front aspect window. Low level WC. Wash hand basin. Radiator.

Kitchen

11'3" x 6'0" (3.45m x 1.84m)

Double glazed front aspect window. Matching wall base units incorporating the one and half bowl sink and drainer. Built in electric oven, with a four ring gas hob and extractor fan above. Fridge/freezer. Washing machine.

Living Room

16'1" x 12'7" (4.92m x 3.85m)

Double glazed french doors leading to the rear garden. Under stair storage cupboard. Radiator.

Frist Floor Landing

Doors leading to:

Bedroom One

12'7" x 9'9" (3.85m x 2.99m)

Two double glazed front aspect windows. Build in storage cupboard. Radiator.

Bedroom Two

12'7" x 8'5" (3.85m x 2.59m)

Two double glazed rear aspect windows. Radiator.

Bathroom

Double glazed side aspect window. Panelled bath with a shower over and shower screen. Low Level WC. Pedestal wash hand basin. Radiator.

Outside

Front

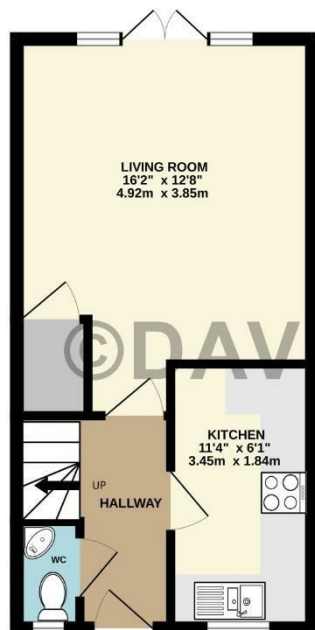
X2 parking spaces and visitor parking space. Pathway leading to the main entrance.

Rear Garden

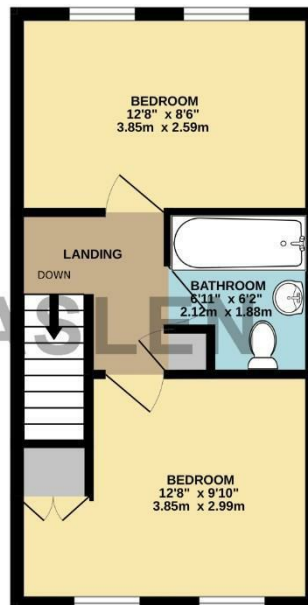
Astro turf with a large patio area to the rear. Shed.



GROUND FLOOR
319 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA - 637 sq.ft. (59.2 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 quality or efficiency can be given.
Made with Metropac 02/25

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	

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

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