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## 268 Old Shoreham Road, Hove, BN3 7EG

### £1,495 PCM

Maslen Letting Agent is delighted to offer a TWO DOUBLE BEDROOM first floor converted flat in a building of four apartments in West Hove. The property has been finished to a high standard and has the benefits of laminate wood flooring, fully fitted kitchen with built in appliances, stunning bathroom with bath, shower and a roof terrace. There is also a communal patio area. The building is located very close to ALDRINGTON STATION with services to Brighton and London. Deposit £1725. Council Tax Band B. EPC Rating C. THE FLAT IS OFFERED unfurnished and is available from the 28th March.

**maslen**  
DAVID MASLEN ESTATE AGENTS

**Entrance Hallway**

Large storage cup, door leading to roof terrace and doors to

**Reception/Open Plan Kitchen**

With laminate wood flooring, feature fireplace radiators and double glazed windows to front.

**Open Plan Kitchen**

A good range of pine wall and base units with washing machine gas hob, electric oven and grill. fridge freezer and double glazed window to side,

**Main Bedroom**

With laminate wood flooring, radiator and double glazed window.

**Bedroom Two**

With laminate wood floor,. radiator and double glazed window.

**Bathroom**

A truly stunning three piece bathroom with bath, shower, wash basin and low flush wc, extractor fan.

**Roof Terrace**



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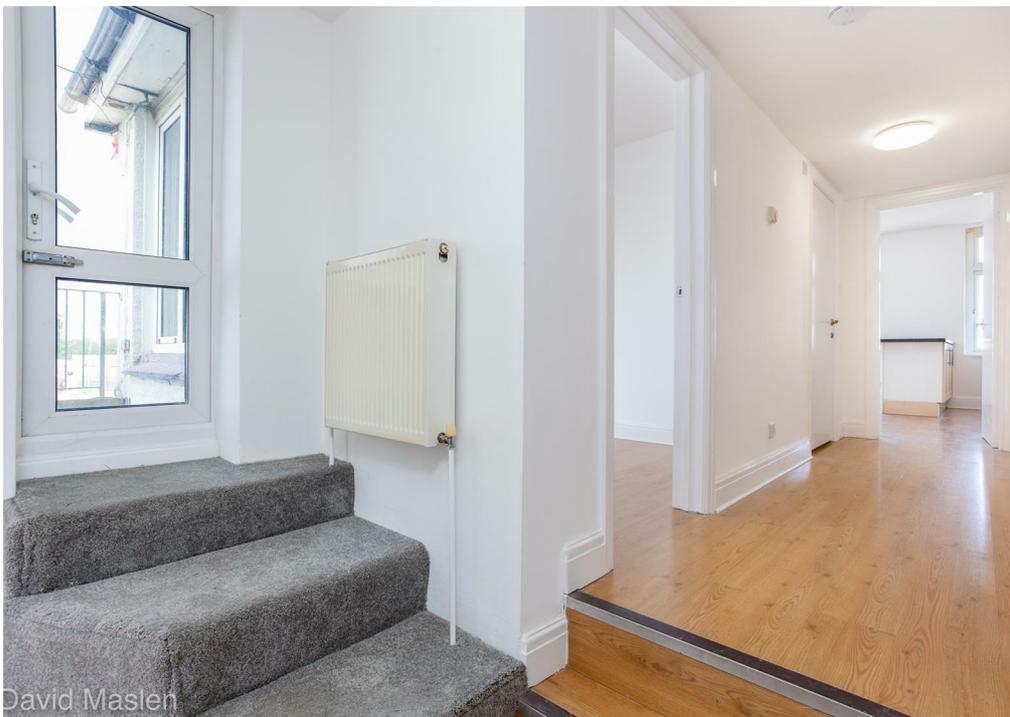
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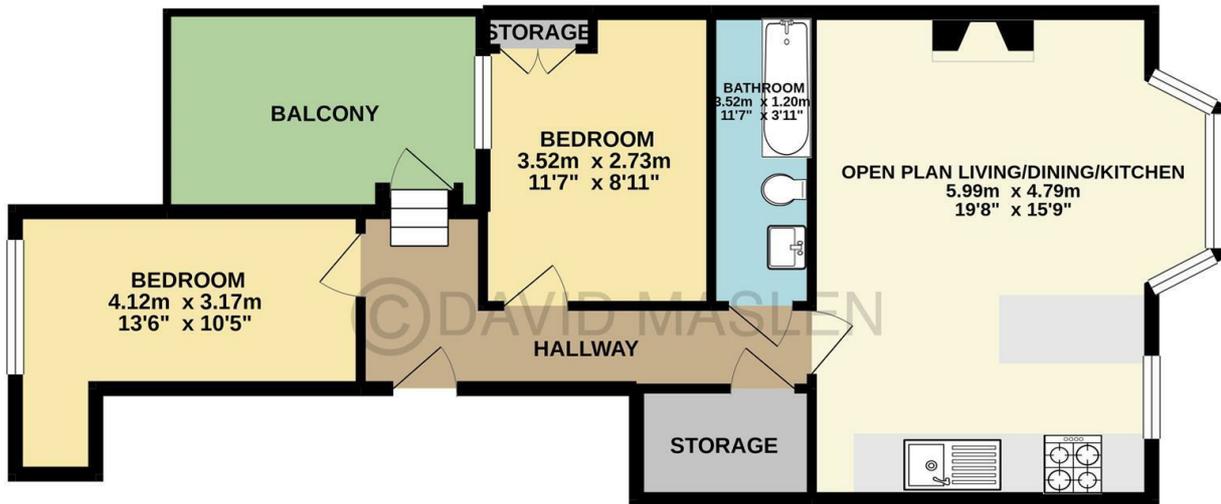
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# FIRST FLOOR

58.7 sq.m. (632 sq.ft.) approx.



TOTAL FLOOR AREA : 58.7 sq.m. (632 sq.ft.) 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			
<b>England &amp; Wales</b>		71	76
	EU Directive 2002/91/EC		

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			
<b>England &amp; Wales</b>			
	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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