40 Rosebery Avenue, Brighton, BN2 6DE

£1,195 Per month

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 INCLDUED. Deposit £1350. EPC Rating D. The property is unfurnished and available from 21st November.

maslen
DAVID MASLEN ESTATE AGENTS

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.

©DAVID MASLEN

©DAVID MASLEN

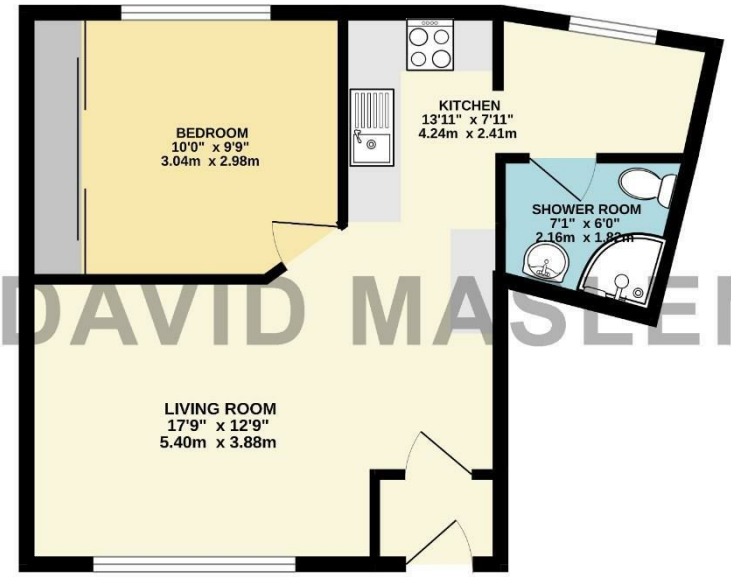
©DAVID MASLEN

©DAVID MASLEN

©DAVID MASLEN

©DAVID MASLEN

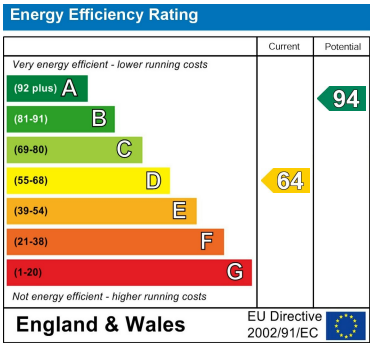
GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.

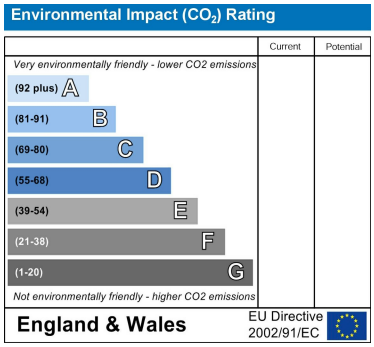


©DAVID MASLEN

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.
Made with Metropix ©2024





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.

COVERING THE CITY

SALES
39 Lewes Road,
Brigton,
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

maslen
MASLEN ESTATE AGENTS

The Property Ombudsman
naea | propertymark PROTECTED
TDS Tenancy Deposit Scheme Insured Custodial

Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.
IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.