17 St. Mary Magdalene Street, Brighton, BN2

£1,895 Per month

Maslen Letting Agents is delighted to offer to rent a terraced house close to Lewes Road for either SHARERS or STUDENTS or FAMILIES. The property comprises either two or three bedrooms, kitchen with appliances, dining/sitting room, living room/bedroom three, bathroom, Southerly aspect rear garden. EPC Rating TBC. Council Tax Band C. The property can be either furnished or unfurnished. Available now.

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Main Entrance
Double glazed front aspect door. Stairs leading to the lower ground floor and first floor. Doors leading to:

Bedroom Three or Living Room
11'9" x 11'6" (3.60m x 3.52m)
Double glazed front aspect bay window. Radiator. Laminate flooring.

Bathroom
10'2" x 9'1" (3.10m x 2.77m)
Double glazed rear aspect window. Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Storage area. Radiator.

Lower Ground Floor

Kitchen
14'0" 10'2" (4.28m 3.12m)
Double glazed rear aspect door leading to the garden and window overlooking the garden. Wall mounted gas central heating boiler. Under stair storage are for the fridge/freezer. Matching wall and base units incorporating the electric oven, four ring ceramic hob and extractor hood. Washing machine. Single sink, drainer and mixer tap.

Dining or Living Room
14'6" x 10'0" (4.42m x 3.07m)
Archway from the Kitchen. Double glazed front aspect window. Radiator.

First Floor Landing
Double glazed rear aspect window. Doors leading to:

Bedroom One
14'6" x 11'5" (4.42m x 3.49m)
Double glazed front aspect bay window. Radiator.

Bedroom Two
10'5" x 9'0" (3.20m x 2.75m)
Double glazed rear aspect window. Radiator.

Rear Garden
Patio area with bricked built flowerbeds. Storage cupboard.

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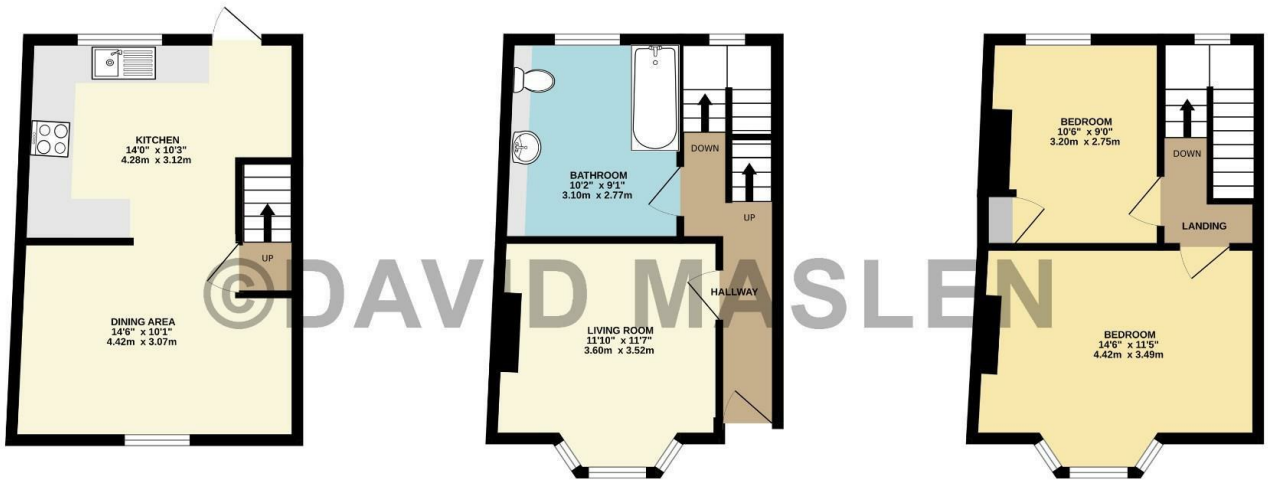
LOWER GROUND FLOOR
285 sq.ft. (26.5 sq.m.) approx.

GROUND FLOOR
284 sq.ft. (26.4 sq.m.) approx.

1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



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TOTAL FLOOR AREA : 851 sq.ft. (79.0 sq.m.) approx.

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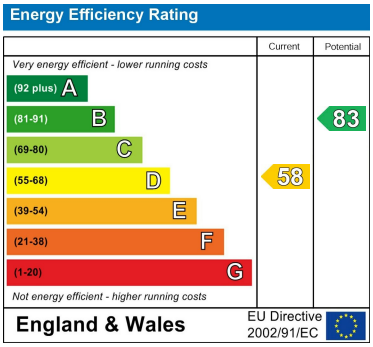

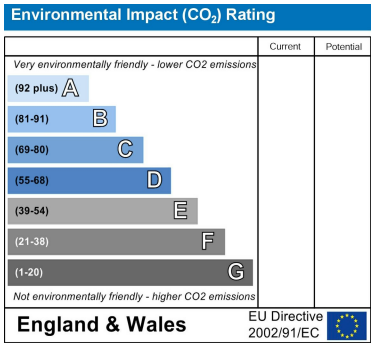

IMPORTANT
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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.
Any items mentioned in these particulars were at the property at the time these particulars 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.

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