



## 36 Hartington Road, Brighton, BN2 3LS

£1,650 Per month

Maslen Letting Agents is delighted to offer a well presented, ground floor, garden apartment within a popular residential area of Elm Grove, close to Lewes Road. The property comprises TWO BEDROOMS, LIVING ROOM, DINING ROOM, kitchen with appliances, interior designed shower room, GARDEN and OFF ROAD PARKING. EPC Rating C. Deposit £1900. Council Tax Band B. The property is PART-FURNISHED and available from February.

**Main Entrance**

Double glazed door leading to:

**Dining Area**

12'10" x 8'11" (3.93m x 2.74m)

Double glazed side aspect window overlooking the garden.  
Radiator. Wooden flooring. Open plan to the:

**Kitchen**

9'10" x 7'5" (3.02m x 2.27m)

Double glazed side aspect window overlooking the window.  
Matching wall and base units incorporating the built in electric oven, four ring gas hob and and extractor hood. Integrated fridge/freezer and washing machine. Stainless steel sink and mixer tap. Double glazed door is the main entrance.

**Internal Hallway**

Doors leading to:

**Bedroom One**

12'2" x 10'0" (3.73m x 3.07m)

Double glazed front aspect windows. Radiator. Wooden flooring.

**Bedroom Two**

14'7" x 11'3" (4.47m x 3.45m)

Double glazed front aspect windows. Radiator. Wooden flooring.

**Shower Room**

8'4" x 6'7" (2.55m x 2.02m)

**Living Room**

15'0" x 13'6" (4.58m x 4.14m)

Lower level living room via hidden door. Projector with Screen and control. Radiator.





### IMPORTANT

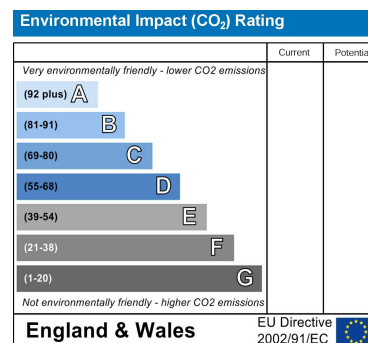
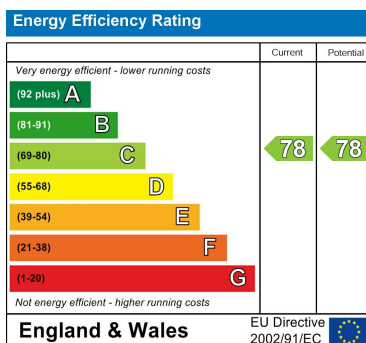
Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

### 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.



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