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## 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 D. Council Tax Band C. Deposit £2,185. The property is Part-Furnished and available at the beginning of August.

### **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" x 10'2" (4.28m x 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 area 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**

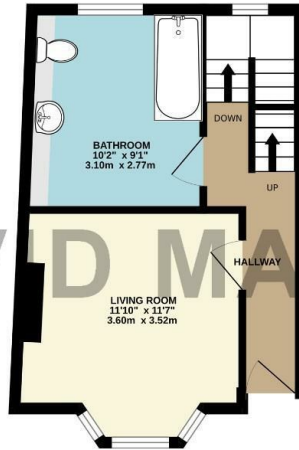
Patio area with bricked built flowerbeds. Storage cupboard.



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.



TOTAL FLOOR AREA : 851 sq.ft. (79.0 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.  
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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**

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