



119 Ditchling Road, Brighton, BN1 4SE

£1,850 Per month

Maslen Letting Agents is delighted to offer to rent a refurbished apartment with a rear garden and driveway, situated in a popular convenient location with easy access to the City Centre. The property offers a fitted kitchen, bathroom, three bedrooms, gas central heating and direct access to the rear garden. EPC Rating C. Deposit £2100. Council Tax Band B. Unfurnished and available from 9th September.

Main Entrance

Entrance hallway with doors leading to:

Lounge/Diner

19'6" x 12'9" (5.95m x 3.90m)
Open plan area with double glazed rear doors leading to the rear garden. Radiator.

Kitchen

Recently fitted with matching base units incorporating the electric oven, hob and extractor hood. Space/plumbing for a washing machine. Integral fridge/freezer.

Bedroom One

14'5" x 12'5" (4.40m x 3.81m)
Double glazed front aspect window. Floor to ceiling build in wardrobe. Radiator.

Bedroom Two

11'7" x 8'4" (3.54m x 2.56m)
Double glazed rear aspect window. Radiator

Bedroom Three/Study

8'10" x 6'5" (2.71m x 1.98m)
Double glazed side aspect window. Low level WC. Pedestal wash hand basin. Free standing bath. Corner shower-cubicle. Radiator.

Outside

Driveway

Private side driveway with access to the rear garden.

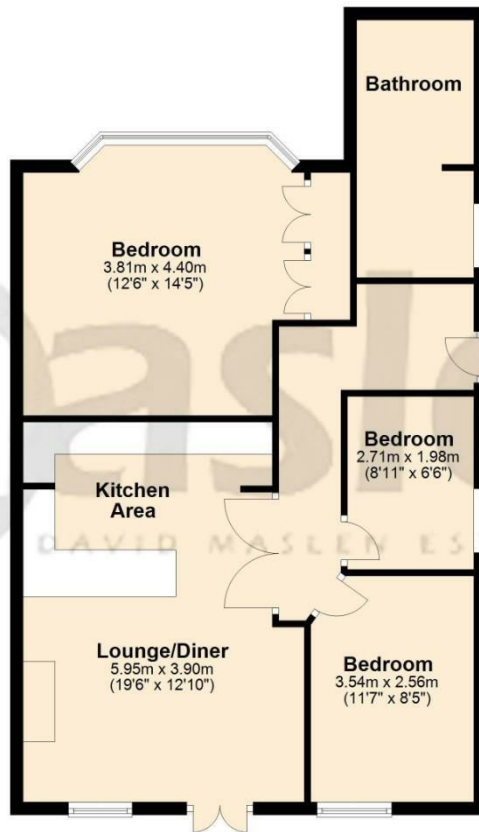
Westerly Aspect Rear Garden

Decking area with steps leading to the lawn.



Floor Plan

Approx. 74.5 sq. metres (802.0 sq. feet)



Total area: approx. 74.5 sq. metres (802.0 sq. feet)

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.

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

COVERING THE CITY

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