



33 Gladstone Place, Brighton, BN2 3QE

£1,450 PCM

Maslen Letting Agents is delighted to offer a split level apartment over the first and second floor just off the Lewes Road. On the first level there is a well-designed kitchen, bathroom, living room with high ceilings, TWO BEDROOMS and gas central heating. EPC Rating TBC. Deposit £1650. Council Tax Band A. The property is available early April and is unfurnished.

Main Entrance

Door leading to the stairs. First floor landing with further stairs leading to the second floor.

First Floor

Living Room

13'9" x 10'5" (4.20m x 3.20m)

Front aspect bay window. Radiator.

Kitchen

10'8" x 6'10" (3.26m x 2.10m)

Matching wall and base units with a rear aspect window. Washing machine, dishwasher and fridge/freezer is gifted to the tenants. Electric oven, four gas ring hob and extractor hood above.

Bathroom

Paneled bath with shower above. Low level WC. Wash hand basin.

Bedroom Two

12'1" x 5'2" (3.70m x 1.60m)

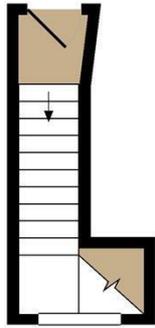
Front aspect window. Radiator.

Bedroom One

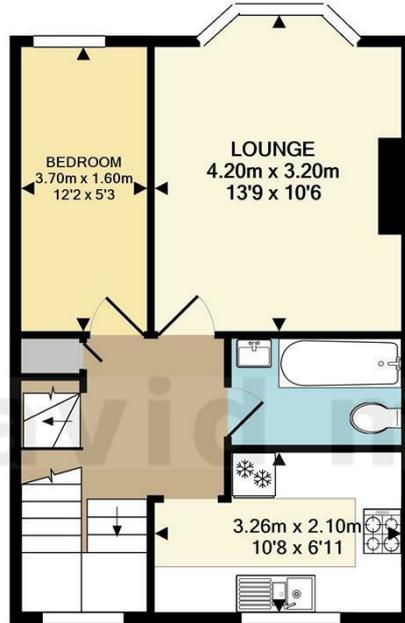
18'8" x 15'3" (5.70m x 4.65m)

Eave Storage space with a Velux window and two rear aspect windows.





GROUND FLOOR
APPROX. FLOOR
AREA 4.7 SQ.M.
(51 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 38.7 SQ.M.
(416 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 36.7 SQ.M.
(395 SQ.FT.)

TOTAL APPROX. FLOOR AREA 80.0 SQ.M. (862 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) 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	
		69	75

Environmental Impact (CO ₂) 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	
		70	78

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

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