39 Clermont Terrace, Brighton, BN1 6SJ

£1,250 Per month

This ONE BEDROOM lower ground floor FLAT is situated in a SOUGHT-AFTER RESIDENTIAL STREET a stone's throw from Preston Park train station IDEAL FOR COMMUTERS and a short walk from the pretty PRESTON PARK; there is also a selection of local shops and amenities nearby. The flat itself benefits from a SMART WHITE GLOSS KITCHEN, modern bathroom, and is AVAILABLE NOW. Energy Rating E. Council Tax Band A. Unfurnished or Furnished.

maslen
DAVID MASLEN ESTATE AGENTS

Communal Entrance Hall
Carpeted steps leading to lower ground floor

Stylish Open Plan Lounge/Kitchen
15'1" max x 12'9" max (4.60 max x 3.89 max)
Lounge Area: Oak wooden flooring, 3 x slimline electric heaters, coved ceiling, spotlights, large west facing uPVC double glazed windows overlooking front garden allowing plenty of natural light into the flat.
Kitchen Area: Oak wooden flooring, solid oak work surface inset 4 burner touch screen electric hob with electric oven below and stainless steel extractor hood above, further solid oak work surface inset stainless steel single drainer sink unit with mixer tap, space for stools, range of fitted wall mounted and base units, space and plumbing for small sized washing machine, tall integrated fridge freezer.

Bedroom
8'9" max x 7'8" max (2.67 max x 2.34 max)
coved ceiling, spotlights, Upvc double glazed window to side, pair of mirror fronted wardrobes, one side housing hot tank and further shelved storage and one side with further storage space and wall mounted electric fuse box, wall mounted slim line electric heater, door to:

Bathroom
Suite comprising natural slate tiled bath with 'Raindance' shower over, stylish wash hand basin with mixer tap and solid oak base, low level WC, uPVC double glazed window, wall mounted chrome heated towel rail, spotlights, part tiled walls in natural slate, tiled floor

Communal Gardens
Use of front and rear communal gardens, the front being landscaped by the current owner, West facing with storage cupboard and the rear being a good sized lawned rear communal garden with tree and shrub borders

Total approx floor area
26.6 sq.m (286 sq.ft)

Parking Zone K
All bays (permit, shared use and pay & display) operate 9am to 8pm Monday to Friday including Bank Holidays. Always check the street signs before you park.
Visitor permit cost: £3.50, valid for one calendar day (residents permitted 50 a year).
Resident parking permit for non-diesel, normal emission vehicles producing between 111g/km - 165g/km CO2 cost: £130 annual, £45 for 3 months.
Non-diesel, low emission vehicles producing 110g/km or less CO2 cost: £65 annual, £22.50 for 3 months.
Diesel or high emission vehicles producing 166g/km or more CO2 cost: £163 annual, £57 for 3 months.

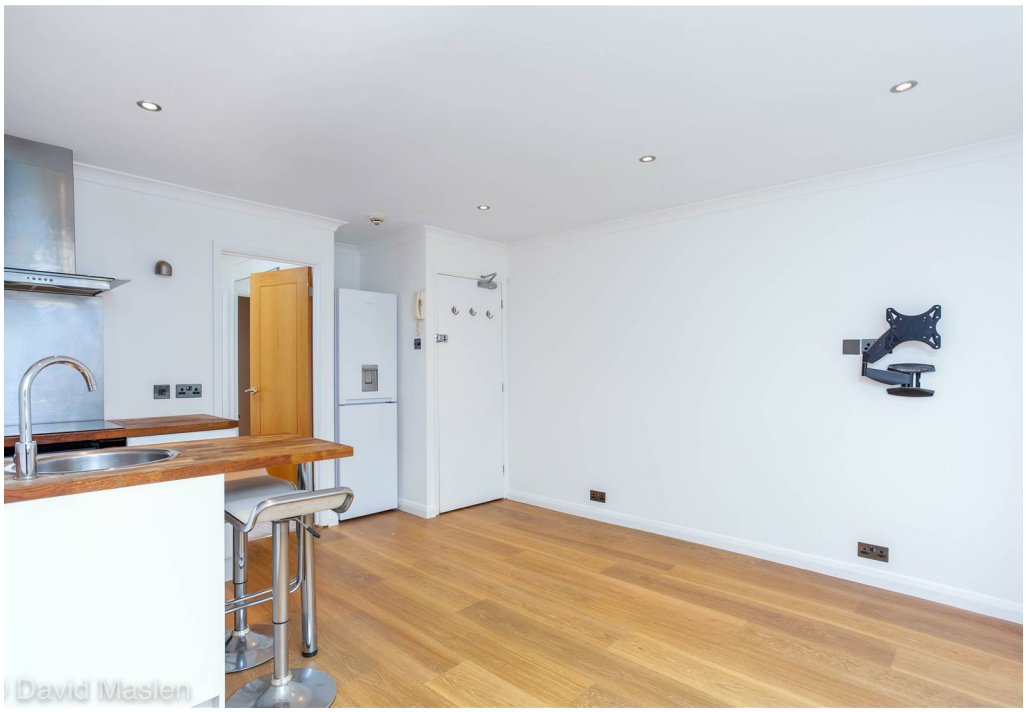
Council Tax Band A

David Maslen

David Maslen

David Maslen

David Maslen


David Maslen

David Maslen

David Maslen

LOWER GROUND FLOOR
26.6 sq.m. (286 sq.ft.) approx.

TOTAL FLOOR AREA : 26.6 sq.m. (286 sq.ft.) 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.
Made with Metropix ©2021

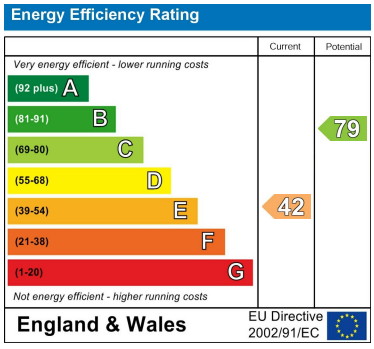
IMPORTANT
Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

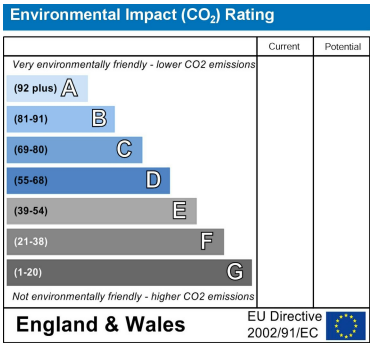
IMPORTANT

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.





OFFICES THROUGHOUT THE CITY

LEWES ROAD
39 Lewes Road,
Brigton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

FINANCIAL SERVICES
62-64 Warren Road,
Woodingdean,
Brighton BN2 6BA
t: (01273) 777795
e: mortgages@maslen.co.uk

LETTINGS
First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
t: (01273) 321000
e: lettings@maslen.co.uk

maslen
MASLEN ESTATE AGENTS

The Property Ombudsman
naea | propertymark PROTECTED
OnTheMarket.com
BHEAA
TDS Tenancy Deposit Scheme Insured Custodial

Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.