



95 Valley Road, Newhaven, BN9 9XF

£1,550 Per month

Maslen Letting Agents is delighted to offer to rent a fully refurbished family home in a popular residential area in Newhaven. The property comprises three good size bedrooms, living room, new fitted kitchen, new bathroom, downstairs toilet, new double glazing, new flooring throughout, outside brick built storage, front and rear gardens. Deposit £1775. EPC Rating D. Council Tax Band C. The property is unfurnished and available now.

Main Entrance

Double glazed front aspect door leading entrance hall. Under stairs storage area. Storage cupboard. Double glazed rear aspect door leading to the garden. New flooring. Stairs leading to the first floor. Doors leading to:

Living Room

14'5" x 12'0" (4.40m x 3.66m)

Double glazed front aspect window. Radiator. Wall lighting. New flooring.

Kitchen

11'3" x 10'6" (3.45m x 3.21m)

Double glazed rear aspect window. Matching wall and base units incorporating the built in electric oven, ceramic hob and extractor fan. Stainless steel sink and drainer with mixer tap. Space for Fridge/freezer. Space/plumbing for washing machine. Wall mounted gas central heating boiler.

Cloakroom

Double glazed rear aspect window. Low level WC. Wash hand basin.

First Floor Landing

Loft hatch access. Storage cupboard. Doors leading to:

Bedroom One

13'5" x 11'6" (4.11m x 3.51m)

Double glazed rear aspect window. New carpet. Radiator.

Bedroom Two

11'6" x 11'2" (3.51m x 3.41m)

Double glazed front aspect window. Radiator. New carpet.

Bedroom Three

8'7" x 8'2" (2.64m x 2.51m)

Double glazed front aspect window. Radiator. New carpet.

Bathroom

Double glazed rear aspect window. Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Radiator.

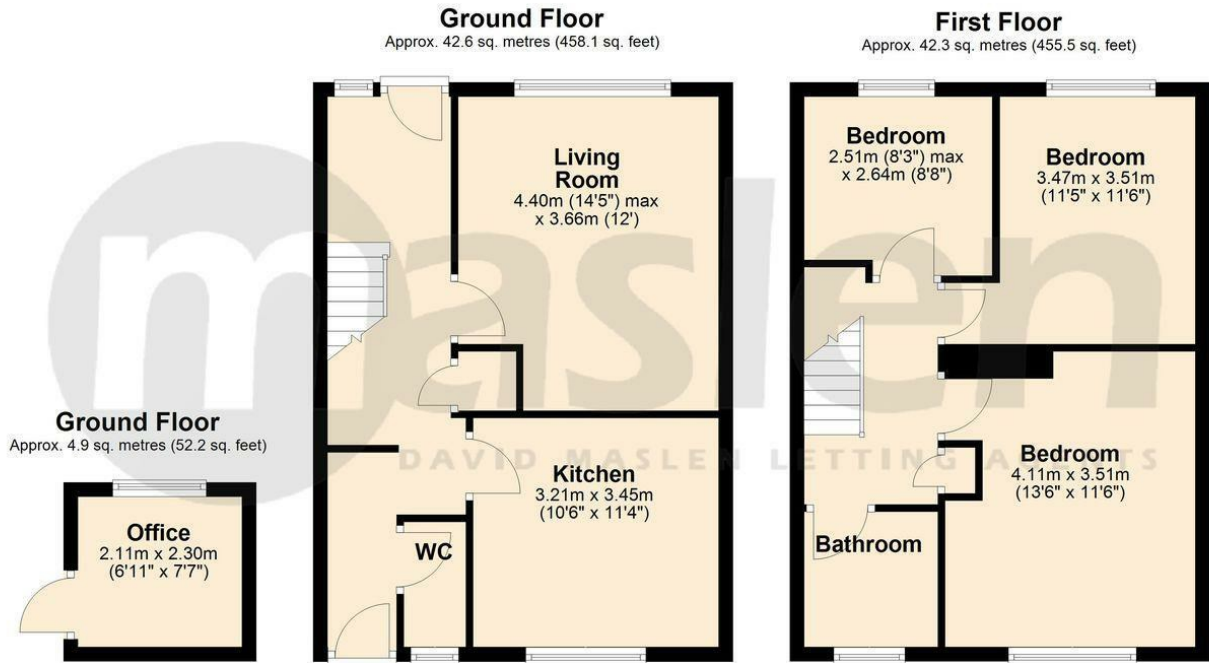
Front Garden

Mainly lawn area with pathway leading to the main entrance with a flowerbed area.

Rear Garden

Patio area with access to the brick built storage.





Total area: approx. 89.7 sq. metres (965.9 sq. feet)

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 (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	

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

SALES

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

LETTINGS

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



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.