



7A Bonchurch Road, Brighton, BN2 3PJ

£1,250 Per month

Maslen Letting Agents is delighted to offer to rent a refurbished lower ground garden flat in a popular residential area of Brighton just off Elm Grove. The property comprises one double bedroom, living room, kitchen with appliances, shower room, gas central heating and a Westerly aspect rear garden. EPC Rating TBC. Deposit £1400. Council Tax Band A. The property is unfurnished and available from the 13th June.

Main Entrance

Private entrance leading to: Entrance hallway with meter cupboard and door leading to:

Bedroom

12'11" x 11'0" (3.94m x 3.36m)

Double glazed front aspect bay window. Laminate flooring. Radiator.

Living Room

14'3" x 10'5" (4.36m x 3.20m)

Double glazed rear aspect door leading to the rear garden. Laminate flooring. Radiator. Door to:

Shower Room

Shower cubicle. Sink with storage under. Towel radiator.

Kitchen

8'4" x 7'2" (2.55m x 2.20m)

Matching wall and base units incorporating the built in electric oven and hob above. Fridge, freezer and washing machine. Side aspect window. Wall mounted gas central heating boiler. Door leading to:

Separate WC

Side aspect window. Low level WC.

Rear Garden

Westerly aspect rear patio garden.



Floor Plan
Approx. 38.3 sq. metres (412.1 sq. feet)



Total area: approx. 38.3 sq. metres (412.1 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

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