



290a Ditchling Road, Brighton, BN1 6JF

£1,550 PCM

Located in the VERY POPULAR area of FIVEWAYS, this TWO DOUBLE BEDROOM first floor flat above commercial premises with its own PRIVATE courtyard. This well presented flat is in walking distance of London Road station with services to London and Brighton as well as many buses serving all areas of Brighton. The property is unfurnished and available from August. The surrounding area is full of shops, cafes and within a short walk to Blakers and Preston Park. Council Tax Brighton & Hove Band: A ([brighton-hove.gov.uk](http://brighton-hove.gov.uk)) Deposit £1750. EPC Rating D. The property is unfurnished and available at the end of June.

**maslen**  
DAVID MASLEN ESTATE AGENTS

### **Front Porch**

Door to the courtyard and stairs to first floor

### **First Floor Landing**

Brand new silver grey carpets, storage cupboards and doors to:

### **Reception**

A truly spacious lounge, with feature wall, brand new double glazed double bay windows and radiator

### **Kitchen**

A brand new fitted kitchen with wall and base units, washing machine, fridge freezer, stainless steel sink, four ring gas hob with electric oven and grill below, window to side.

### **Bedroom 1**

A large room with new silver grey carpets, radiator and window to rear

### **Bedroom 2**

A double bedroom with new silver grey carpets, radiator and window to rear.

### **Bathroom**

A brand new white three piece suite comprising panelled bath with overhead shower, wash basin with vanity unit below, low flush toilet, frosted window.

### **Courtyard**

### **Total approx floor area**

76.1 sq.m (819 sq.ft)

### **Parking Zone J**

### **Disclaimer**

In accordance with Estate Agency Act 1979, the landlord of this property is a member of staff of David Maslen Letting Agents.



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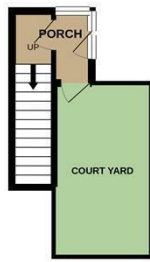


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ENTRANCE FLOOR  
5.5 sq.m. (59 sq.ft.) approx.



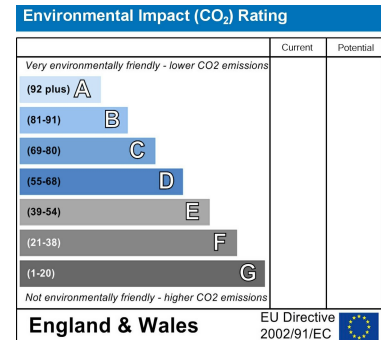
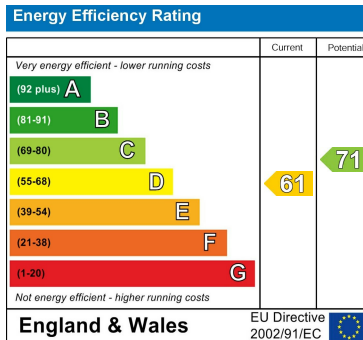
1ST FLOOR  
70.6 sq.m. (760 sq.ft.) approx.



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TOTAL FLOOR AREA: 76.1 sq.m. (819 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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**IMPORTANT**

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.  
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**COVERING THE CITY**

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