# 9A South Road, Brighton, BN1 6SB

## £1,595 PCM

Maslen Letting Agents is delighted to offer a spacious maisonette within walking distance to Preston Park, Preston Train Station, local shops and bus routes to the City Centre. The property comprises two double bedrooms, living/dining room with a balcony, fitted kitchen, bathroom, gas central heating and off road parking. EPC Rating TBC. Council Tax Band B. Deposit £1800. The property is unfurnished and available early April.

maslen
DAVID MASLEN ESTATE AGENTS

### Communal Entrance
Via communal entrance door and stairs leading to the first floor.

### Entrance Hall
Door leading to the hall. Stairs leading to the 2nd floor. Doors leading to:

### Living/Dining Room
17'5" x 12'5" (5.31m x 3.81m)
Three front aspect sash-cord windows allowing access to the balcony (only max 2 person at one time). Fireplace (decorative only). Radiator.

### Kitchen
10'3" x 7'3" (3.14m x 2.22m)
Matching wall and base units incorporating the single sink with drainer and mixer tap. Space for an upright fridge/freezer. Integrated dishwasher. Washing is gifted to the tenant. Wall mounted gas central heating boiler.

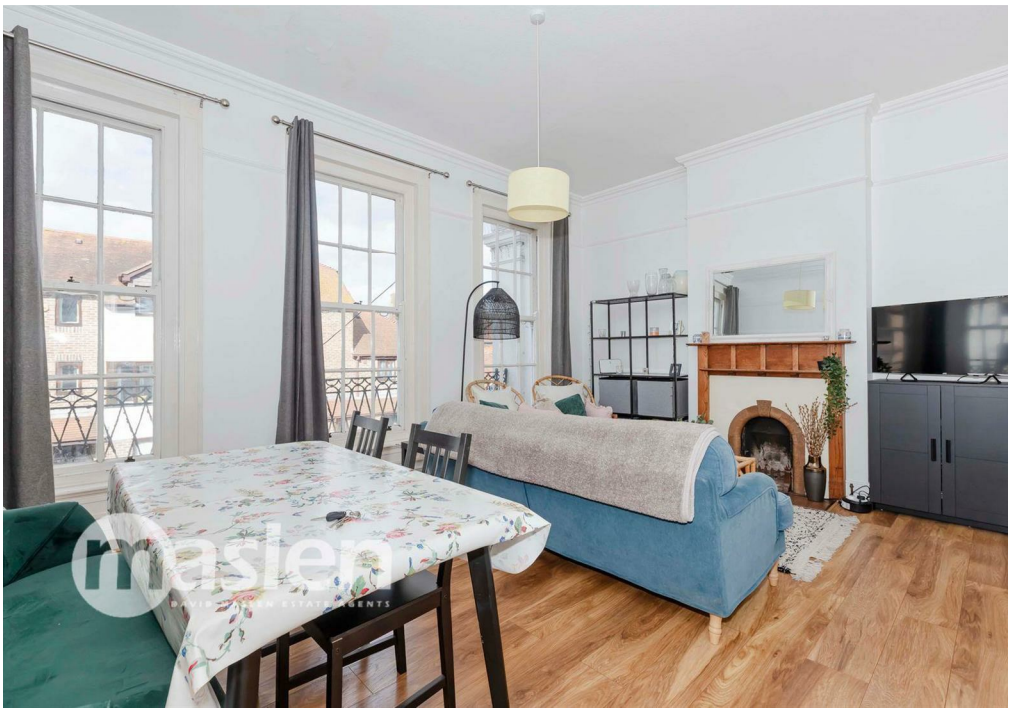
### Bathroom
Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Radiator.

### 2nd Floor Landing
Doors leading to:

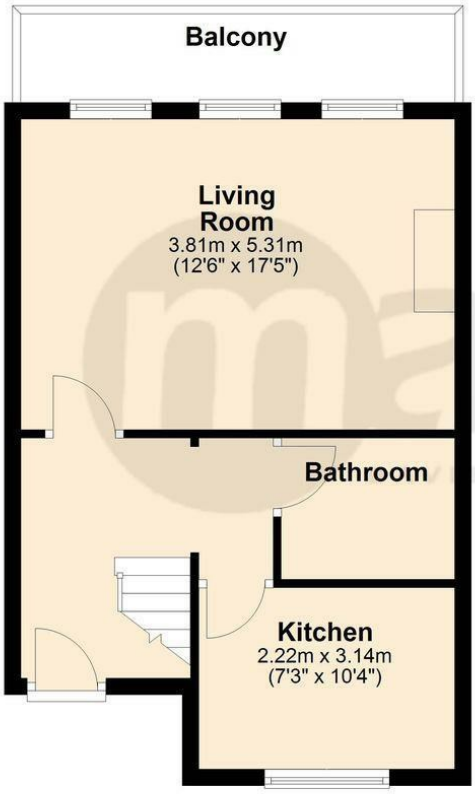
### Bedroom One
17'5" x 11'8" (5.31m x 3.58m)
Front aspect window. Radiator.

### Bedroom Two
13'3" x 10'3" (4.05m x 3.14m)
Rear aspect double glazed window. Radiator.

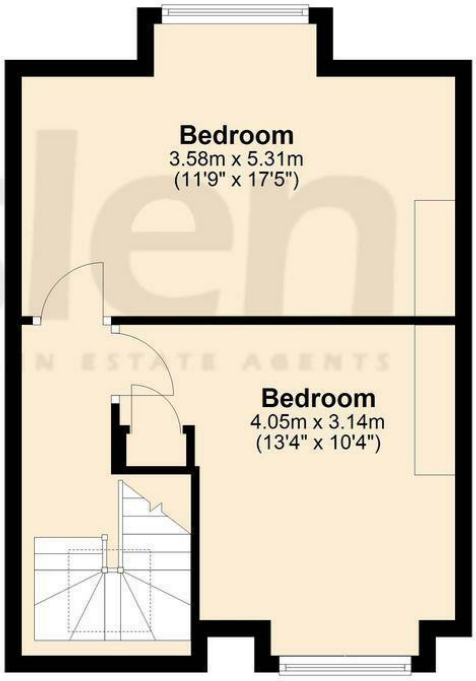
### Allocated Parking Space
To the rear of the property is one parking space.



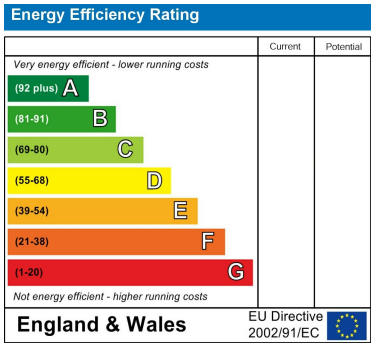
## First Floor
Approx. 39.9 sq. metres (429.1 sq. feet)

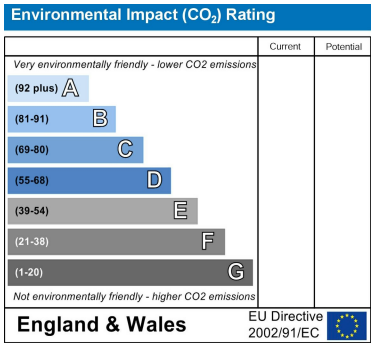



## Second Floor
Approx. 38.4 sq. metres (412.8 sq. feet)




Total area: approx. 78.2 sq. metres (842.0 sq. feet)




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

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