81 May Road, Brighton, BN2 3ED

£1,475 Per month

Maslen Letting Agents is delighted to offer a refurbished apartment with Westerly aspect gardens with distant down land views. The property comprises two furnished double bedrooms, living and dining room, kitchen, bathroom, gas central heating and split rear gardens. EPC Rating D. Council Tax Band B. The property is part-furnished and available immediately.

maslen
DAVID MASLEN ESTATE AGENTS

Main Entrance
Steps leading down to the private entrance. Entrance hallway with doors leading to:

Living Room
11'10" x 9'10" (3.62m x 3.02m)
Double glazed front aspect window. Radiator. Laminate flooring. Feature fireplace (not in use).

Dining Room
11'9" x 6'6" (3.60m x 2.00m)
Double glazed rear door leading to the rear garden and window with distant down land views. Build in storage cupboard. Radiator. Laminate flooirng.

Kitchen
11'9" x 4'1" (3.60m x 1.27m)
Double glazed front aspect window. Matching wall and base units incorporating the electric cooker, stainless steel sink, drainer and mixer tap. The fridge/freezer and washing machine is gifted to the tenants.

Bedroom One
11'10" x 11'4" (3.62m x 3.46m)
Double glazed front aspect window. Built in storage cupboard and laminate flooring.

Bedroom Two
11'9" x 11'4" (3.60m x 3.46m)
Double glazed rear aspect window with distant down land views. Built in storage cupboard. Radiator. Laminate flooring.

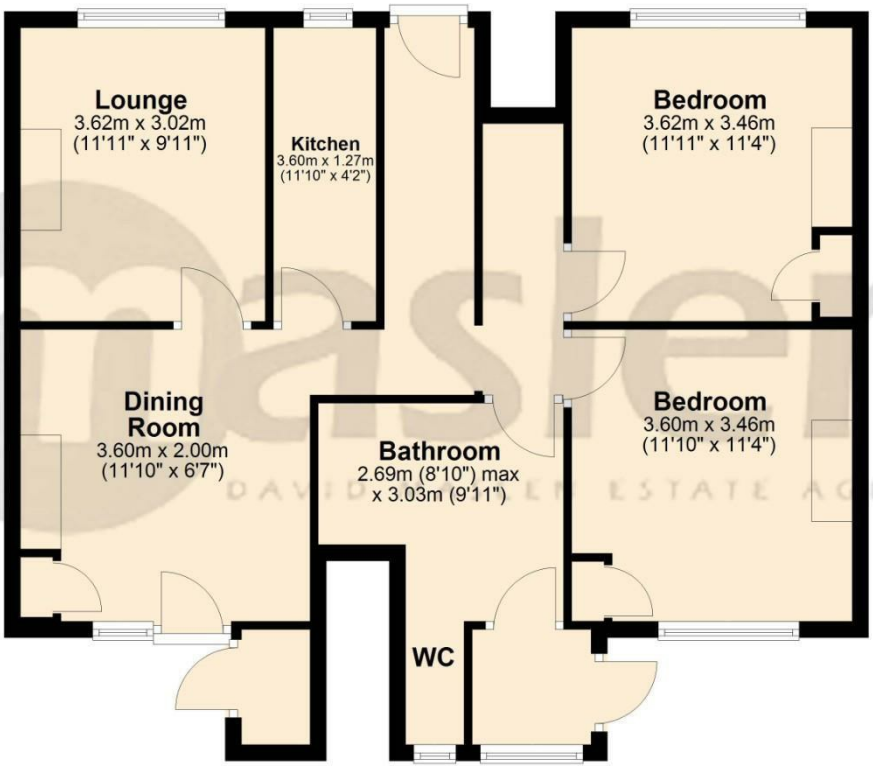
Bathroom
Panelled bath with an electric shower above. Low level WC. Pedestal wash hand basin. Rear access door leading to the 2nd garden.

Rear Garden One
Westerly aspect rear garden. Direct access from the dining room. Gate access leading to:

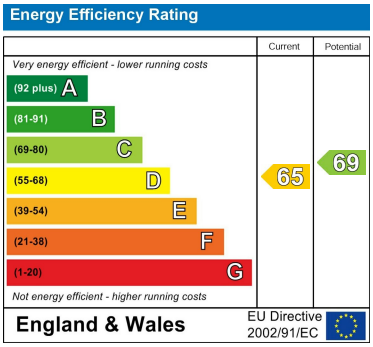
Rear Garden Two
Westerly aspect rear garden with direct access from the bathroom or gate access from garden one.

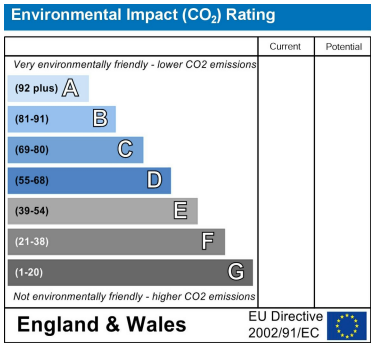
Floor Plan

Approx. 77.3 sq. metres (832.1 sq. feet)



Total area: approx. 77.3 sq. metres (832.1 sq. feet)





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,
Brigton,
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
MASLEN ESTATE AGENTS

The Property Ombudsman
naea | propertymark PROTECTED
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.