



44 Holland Street, Brighton, BN2 9WB

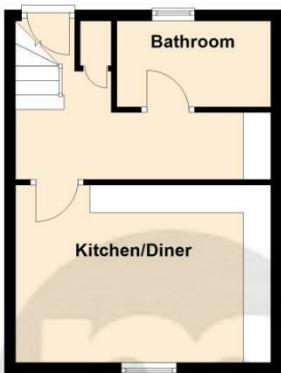
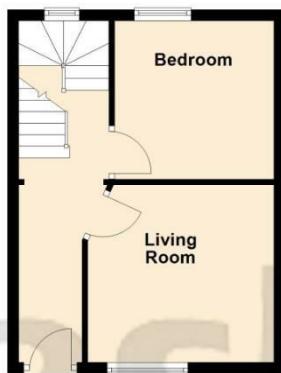
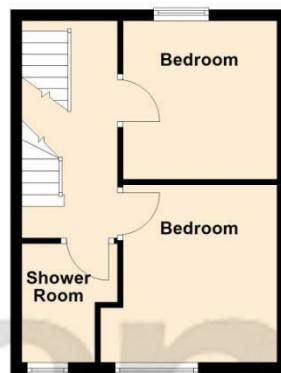
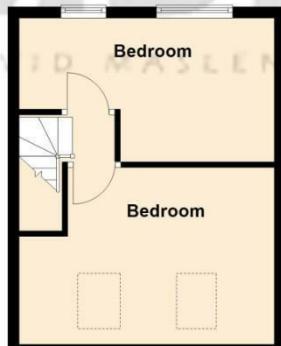
£3,250 PCM

FIVE DOUBLE bedroom house over FOUR levels. The house is well located and has a bright kitchen, utility room, bathroom and a further shower room, and a separate lounge on the ground floor. The property also has a wonderful rear patio garden, and is superbly positioned in the Hanover area. Council Tax Band C. EPC Rating C. Deposit £3750.
AVAILABLE FROM SEPTEMBER.

Utility Bills

The Tenants agree that a monthly charge of £90 per tenant for gas, electricity, water and sewerage will be paid directly to the Landlord. At the end of the tenancy the amount paid will be compared to the actual cost charged by the suppliers and any overpayment will be refunded to the Tenant and any underpayment will be payable by the Tenant to the Landlord. If requested by the Tenant 6 months after the commencement of the Tenancy, and every six months thereafter, the Landlord will provide the Tenants with a summary of the actual costs charged for usage in the previous 6-month period.



Lower Ground Floor**Ground Floor****First Floor****Second Floor****IMPORTANT**

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		87
(69-80) C	76	
(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 (CO₂) 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

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**

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