



156 Hollingdean Terrace, Brighton, BN1 7HE

£1,450 PCM

Maslen Letting Agents is delighted to offer to let a TWO BEDROOM GROUND FLOOR FLAT WITH EXTENSIVE GARDEN. Located in the popular Hollingdean/Fiveways area, close to public transport links and local amenities, this well presented and modern property, comes part furnished with a front facing living room, modern bathroom with shower over bath, a large double bedroom with oak furniture, a smaller garden facing bedroom, ideal for a guest room or study and a spacious fully fitted kitchen with appliances. Deposit £1650. EPC Rating C. Council Tax Band B. Available now.

Living Room

12'4" x 9'10" (3.77m x 3.00m)

Bedroom One

12'0" x 10'9" (3.67m x 3.28m)

Kitchen

9'10" x 9'2" (3.00m x 2.81m)

Bedroom Two

9'10" x 9'2" (3.00m x 2.81m)

Bathroom

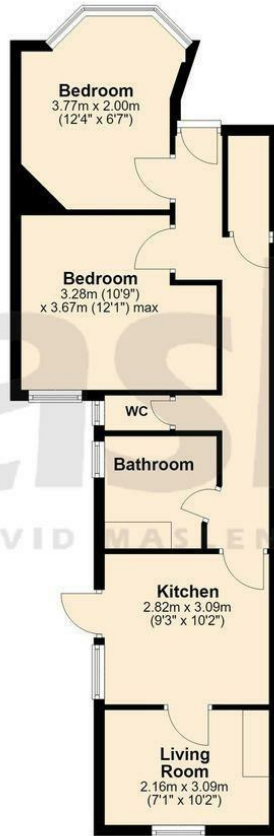
Separate WC

Rear Garden



Floor Plan

Approx. 52.4 sq. metres (563.6 sq. feet)



Total area: approx. 52.4 sq. metres (563.6 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		71	76
	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

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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.

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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