# 31 Rottingdean Place Falmer Road, Brighton,

## £2,500 Per month

Maslen Letting Agents is delighted to offer an exceptional Apartment situated within Rottingdean Place, residents enjoy exceptional amenities including an indoor heated swimming pool, fully equipped gym, relaxing sauna and tennis court. The property comprises three bedrooms, En-suite to the master bedroom, three balconies with views over the gardens, living/dining room, kitchen with appliances, bathroom/utility room, gas central heating and off road parking. EPC Rating C. Council Tax Band F. Part-furnished. The property is available form the end of July.

Deposit to be held in TDS: £2,850

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## Main Entrance
Main Entrance to the front of the Rottingdean Place. Stairs or lift leading to the first floor.

## Entrance Hall
A long hallway with a couple of storage cupboards and doors leading to:

## Living/Dining Room
23'9" x 17'1" (7.24m x 5.23m)
Double aspect with window shutters. Access leading to the open balcony or the enclosed balcony. Wooden flooring. Radiators.

## Kitchen
10'4" x 9'1" (3.17m x 2.79m)
Double glazed side aspect window. Matching wall and base units incorporating the build in double oven, dishwasher and fridge/freezer. One and half bowl sink and drainer with mixer tap. Wall mounted gas central heating boiler.

## Bedroom One
19'5" x 9'10" (5.92m x 3.00m)
Double glazed doors leading to the balcony. Fitted wardrobes and drawers. Radiator. Door leading to:

## En-Suite Bathroom
'P' shaped bath with shower over. Low level WC. Wash hand basin with storage. Rear aspect window.

## Bedroom Two
15'1" x 10'0" (4.60m x 3.07m)
Double glazed rear windows. Build in storage cupboard and fitted wardrobes. Radiator.

## Bedroom Three/Dressing Room/Office
13'1" x 9'1" (4.01m x 2.79m)
Double glazed front aspect window. Fitted wardrobes and desk. Radiator.

## Shower Room
Corner shower cubicle. Vanity unit with a wash hand basin. Low level WC. Washer/dryer - gifted to the tenant, landlord takes no responsibility.

## Amenities Available
Rottingdean Place residents enjoy exceptional amenities including an indoor heated swimming pool, fully equipped gym, relaxing sauna and tennis court. In the orchard there is a BBQ area and a gazebo where residents can meet or entertain.

# Rottingdean Place, BN2

Approximate Gross Internal Area = 116.6 sq m / 1255 sq ft

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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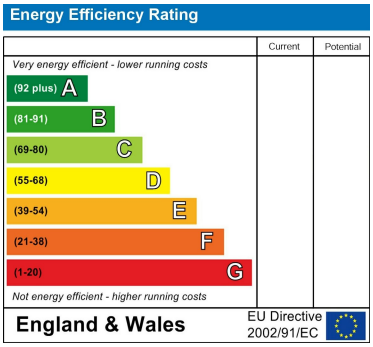


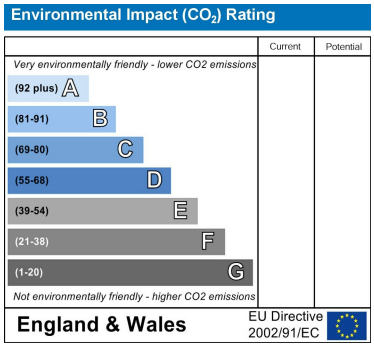


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