



93 Crescent Drive North, Brighton, BN2 6SL

£2,450 Per month

Maslen Letting Agents is delighted to offer a spacious detached family home within a popular residential area in Crescent Drive North, Woodingdean. The property comprises four double bedrooms, master bedroom with a balcony, two bathrooms, fitted kitchen, dining room, utility room, living room with log burner and access to the roof terrace. Family size rear garden with a patio area and parking for at least two vehicles. Deposit £2800. EPC Rating D. Council Tax Band E. The property is unfurnished and available now.

Entrance Porch

Via front steps leading to the double glazed front aspect door.
Inner porch with internal door leading to:

Entrance Hallway

Stairs leading to the first floor. Opening with doors leading to:

Living Room

17'3" x 15'5" (5.26m x 4.70m)
Double glazed bay window with distant sea and down land views.
Double glazed door leading to the Roof Terrace. Feature log burner with wooden mantel. Wooden flooring. Radiator.

Kitchen & Dining Room

28'4" x 9'8" (8.66m x 2.96m)
Double glazed doors leading to the rear garden. Matching floor and base units incorporating the range cooker, hob and extract hood above. Stainless steel sink, drainer and mixer tap with a double glazed rear aspect window. Integral dishwasher and American style Fridge/Freezer. Wall mounted gas central heating boiler. Door leading to:

Utility Room

Double glazed rear aspect window. Kitchen units with sink and space/plumbing for a washing machine.

Bedroom Two

18'3" x 9'11" (5.58m x 3.04m)
Skylight with Velux blind. Radiator. Wooden flooring.

Bedroom Three

14'4" x 10'2" (4.39m x 3.10m)
Double glazed front aspect window. Radiator.

Bedroom Four

11'3" x 10'1" (3.43m x 3.08m)
Double glazed side aspect window. Radiator.

Family Shower Room

Double glazed side aspect window. Built bathroom storage with shelving and wash hand basin. Low level WC. Spacious walk in shower with tiled shelving.

First Floor Landing

Doors leading to:

Bedroom One

19'3" x 13'3" (5.89m x 4.05m)
Double glazed front aspect window. Double glazed rear aspect door leading to the balcony. Walk in wardrobe with mirror fronted doors. Radiator.

Family Bathroom

Velux window. Low level WC. Free standing bath with shower attachment. Corner fitted built in shower cubicle. Wash hand basin. Under eave storage area. Radiator.

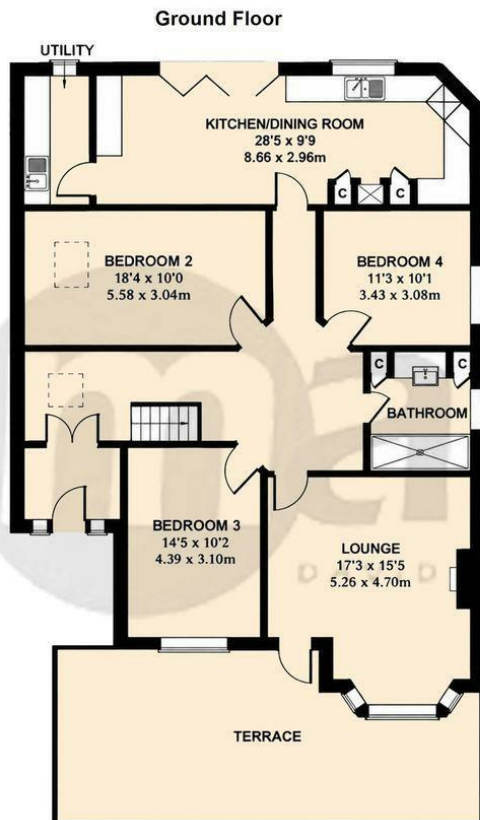
To the Front

Off road parking for at least two vehicles. Steps to either side of the front leading to the property. Side access with storage area. Access to the roof terrace.

Rear Garden

Spacious patio area with steps leading to the lawn with mature trees and shrubs. There is no access to the summer house.





Approximate Gross Internal Area
1841 sq ft - 171 sq m

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.

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	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	

COVERING THE CITY

SALES

39 Lewes Road,
Brighton,
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 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.