

31 Beaconsfield Road, Brighton, BN1 4QH

£1,750 Per month

Maslen Letting Agents is delighted to offer a well presented terrace house is offered with THREE DOUBLE Bedrooms, one on the ground floor and two on the first floor. There is a fitted kitchen with appliances and a CONSERVATORY leading to a well kept REAR GARDEN. No expense has been spared on the GORGEOUS 4 PIECE BATHROOM upstairs with shower cubicle, bath, WC and hand basin. Beaconsfield Road is very well positioned for the local shops of London Road. Deposit £2000. Council Tax Band C. EPC Rating D. The property is unfurnished and available from December.

maslen
DAVID MASLEN ESTATE AGENTS

Entrance Hallway
With real varnished floorboards, radiator and doors to:

Living Room
Double glazed bay windows, blinds, feature marble fireplace, built in cupboards and varnished wooden floorboards.

Bedroom 3
Cast iron fireplace, built in cupboards and varnished wood flooring.

Kitchen
With white wall and base units, ample worktop surfaces, washing machine, separate dryer, cooker with electric oven and grill, fridge freezer, splash back tiling and tiled floor.

Conservatory
doors to garden

First Floor Landing
Doors to :

Bedroom 1
A gorgeous room with large double glazed bay windows, light silver grey carpet, feature marble fireplace with overhead mirror.

Bedroom 2
Light silver grey carpets, built in storage, cast iron fireplace, and sash window to rear.

Bathroom
Luxury four piece bathroom suite with shower cubicle, bath wc, heated towel rail, wash basin with cupboard under and hard wood flooring..

Rear Garden
Small patio to front and side, leading on to lawned area with plant borders.

Total approx floor area
95.4 sq.m (1,027 sq.ft)

Council Tax Band C


David Maslen


David Maslen


David Maslen


David Maslen


David Maslen

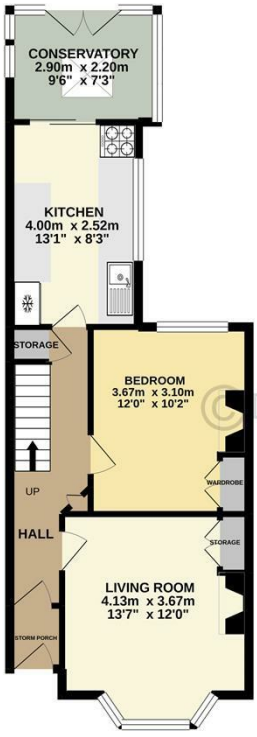

David Maslen


David Maslen


David Maslen



GROUND FLOOR
49.7 sq.m. (535 sq.ft.) approx.



1ST FLOOR
45.7 sq.m. (492 sq.ft.) approx.



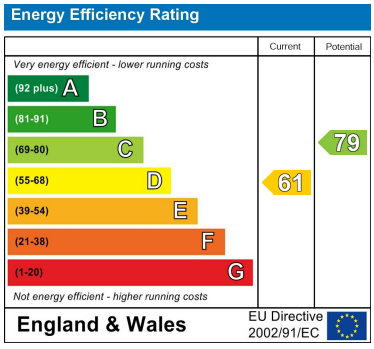
© DAVID MASLEN

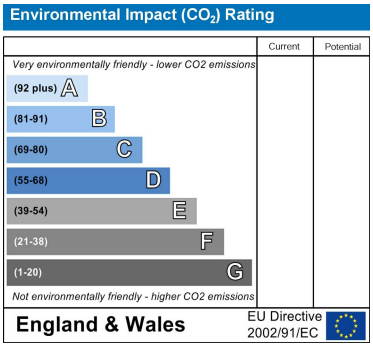
TOTAL FLOOR AREA : 95.4 sq.m. (1027 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

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.