



Rose Hill Close, Brighton, BN1 4HT

£1,700 Per month



- SPACIOUS 3 BEDROOM MAISONETTE
- GOOD SIZE LOUNGE
- GAS CENTRAL HEATING
- UN-FURNISHED

- CENTRAL / TOWN CENTRE LOCATION
- MODERN KITCHEN & SHOWER ROOM
- SPACIOUS WELL PLANNED ACCOMODATION
- SUIT FAMILY OR 3 SHARERS

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Summary

A spacious ground and first floor maisonette adjacent to 'The Level'

Well-planned accommodation over 2 floors to include 3 double bedrooms.
Good size lounge, separate kitchen and modern shower room. Gas Heating.

The property is situated in a popular central location, close the London Road' with its comprehensive shopping facilities.
In the area there are numerous popular bars , pubs restaurants and independent coffee shops.

Lounge

13'3 x 11'9 (4.04m x 3.58m)

Bright bay-fronted living room

Kitchen

Modern kitchen with ranges of both base and eye level units.
Sink and plumbing for washing machine.

Oven, hob, extractor fan fridge-freezer.

Bedroom 1

19'9 x 13'3 (6.02m x 4.04m)

Spacious first floor double bedroom.

Bedroom 2

11'3 x 9'3 (3.43m x 2.82m)

Good size first floor double bedroom.

Bedroom 3

11'3 x 10 (3.43m x 3.05m)

Ground floor double bedroom

Shower Room

Spacious shower-room. Double size shower cubicle with electric shower.

Low flus WC and wash hand basin.

Separate wc

Useful Information

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

