



## 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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## £1,700 Per month



### 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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|   | 66      |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

