



The Ridgway
Brighton
£1,195 pcm

The Ridgway, Brighton

DESCRIPTION

A beautifully presented two bedroom terraced house situation close to local shops, transport routes and Woodingdean Central Park. The property comprises: Entrance hallway, dual aspect living/dining room with wide patio doors out to the rear garden, separate fitted contemporary kitchen, two double bedrooms, and a modern bathroom with bath and shower over. The property also boasts front and rear low maintenance gardens, double glazing throughout and gas central heating. The property is available 11th March and unfurnished.

- Nicely Presented 2 Bedroom Terraced House
- Contemporary kitchen and modern bathroom
- Front and rear low maintenance gardens
- Close to local amenities and Woodingdean Central Park
- Available 11th March 2019
- Unfurnished





GROUND FLOOR

Entrance Hallway

3.03m x 1.99m (9' 11" x 6' 6" maximum widths) Tiled floor and carpeted stairs to first floor, pendent ceiling light, radiator, under stair cupboard with storage space.

Living/Dining Room

6.39m x 3.32m (21' 0" x 10' 11" maximum widths) Dual aspect room with doubled glazed window to the front overlooking the front garden and large double glazed patio doors opening onto the rear garden. Also includes pendent ceiling lights, radiators, Virgin Media point and carpeted flooring.

Kitchen

3.51m x 1.93m (11' 6" x 6' 4" maximum widths) New contemporary white gloss wall and base units with solid wood worktop and upstand. Double glazed door and side window overlooking and accessing the rear garden. Integrated: 1.5 bowl sink and drainer with mixer tap, Bosch oven and ceramic hob with extractor fan above. Space for dishwasher and fridge freezer. Additional storage cupboard with plumbing and space for washing machine and separate dryer. '4-spot' ceiling light and tiled floor.



FIRST FLOOR

Landing

Storage cupboard, loft hatch, doors to all rooms, spot lights, carpeted flooring.



Master Bedroom

4.46m x 2.95m (14' 8" x 9' 8") Double glazed casement window overlooking the front garden, storage cupboard with boiler and hanging and shelving space, pendant ceiling light, radiator, carpeted flooring.

Bedroom 2

3.32m x 2.99m (10' 11" x 9' 10") Double glazed casement window overlooking the rear garden,, pendant ceiling light, radiator, carpeted flooring.

Bathroom

2.34m x 1.65m (7' 8" x 5' 5") Opaque glass double glazed casement window, modern suite consisting: panelled bath with shower/mixer tap, curtain pole and curtain, vanity unit with wash hand basin and mixer tap, WC. Mirrored wall cabinet, chrome towel rail heater, ceiling light, part tiled walls and tiled floor.

OUTSIDE

Front Garden

Mainly laid to lawn (Artificial Grass) with flower border with mature planting with picket fence surround.

Rear Garden

Modern paving to create patio area with the remainder of the garden laid to lawn (Artificial Grass) . The garden is accessed from the living room and kitchen. The garden also benefits from rear access, external lighting, water tap and an electric supply.

Further Information

Council tax band: C

Parking: Unrestricted on-street parking.

*TENANT FEES

Referencing and Contract Fee £280.00 per tenant; Guarantor Referencing £140.00 per guarantor; Tenancy renewal/extension £60.00; End of tenancy reference fee £30.00 per tenant; Check out inventory fee £60.00 per tenancy; Company Referencing £500.00.

FLOOR PLANS

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