



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS



PER MONTH

**£1,650 Per Month**

**Franklin Road**

Brighton, BN2 3AE

## PROPERTY SUMMARY

Jack Taggart & Co are delighted to offer for rent this 2 bedroom maisonette, with private garden ideal for a professional couple or professional sharers.

Upon entering the property, you have the lounge to the left with large south facing bay window and neutral decor with feature wall. Past the lounge you have a the first great size double bedroom with windows overlooking the rear garden.

The spacious galley kitchen, has a range of wall and base units, space for appliances and access to the rear large garden.

Upstairs we have the bathroom with shower over bath, WC and wash basin.

Finally the second double bedroom with large windows allows plenty of light.

Both bedrooms are genuine doubles, making it perfect for 2 sharers, but also great for couples wanting an office space or guest room.

Other benefits include Gas Central Heating, double glazed windows and Permit Parking.

Pets Considered. Available unfurnished.

The property is situated in a Franklin Road close to Lewes Road and Elm Grove within close walk to local amenities including shops, cafes and bars. Great bus links to Brighton City Centre and Brighton mainline train station.

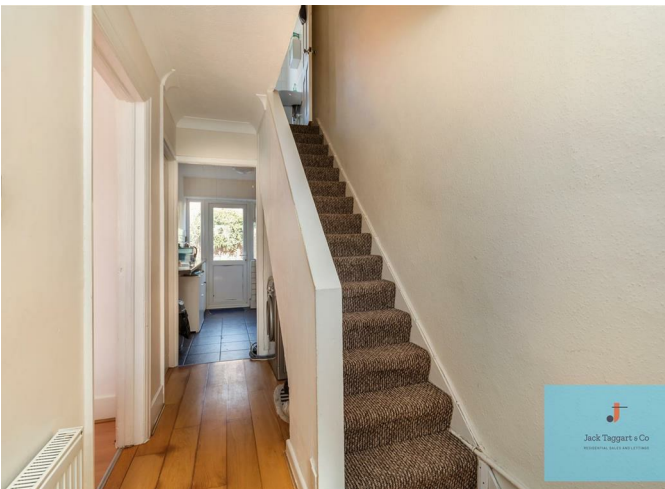
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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