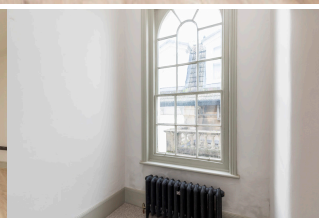


£1,500 PCM



£1,500 PCM



## Features

- Central Hove
- Fully refurbished to a high standard
- Split level
- Modern matt black fixtures & fittings including lights
- Bright & Airy
- Feature fireplace to lounge & bedroom
- EPC rating D
- Council tax band B (BHCC)

## Description

Superb, spacious, East facing, two bedroom, split level, second floor flat, fully refurbished to a high standard, situated in the heart of Hove, perfectly located close to the amenities of Church Road and Western Road with an abundance of restaurants, coffee shops, pubs and cafes, Hove lawns, seafront, beach and excellent transport links.

In brief, this bright & airy property comprises of: Secure entry system, communal hall recently redecorated and fitted with new carpets, stairs to the second floor, entrance hall on the first level with a large window allowing an abundance of light, this level leads to a modern shower room with white sanitary wear and black fixtures, second bedroom with rear door to the fire escape.

Stairs leading to the second level with a large landing, a great space which could be utilised as an office area, large double bedroom with two fitted wardrobes and feature fireplace, modern, sleek open plan kitchen/lounge with wooden flooring, the kitchen has the added benefit of a breakfast bar, integrated appliances including a slimline dishwasher, fridge-freezer, oven and 5 ring induction hob, and stone worktops, good size living space with feature fireplace and plenty of light, all fixtures in the property have been tastefully fitted in matt black including modern cast iron radiators, gas central heating.

On street permit parking (Zone N- Brighton & Hove City Council)

EPC Rating: D / Council Tax Band: B

Unfurnished / Available now -VIEWING HIGHLY RECOMMENDED.

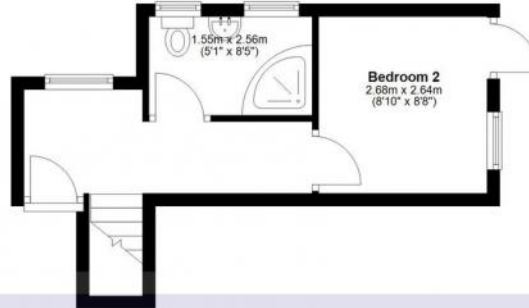
£1,500 PCM



## Floor Plan

### Second Floor

Approx. 19.0 sq. metres (204.4 sq. feet)



### Top Floor

Approx. 51.0 sq. metres (549.0 sq. feet)



Total area: approx. 70.0 sq. metres (753.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 of their operability or efficiency can be given. Plan produced using PlanUp.