

Vallance Court Hove Street, Hove

Hove

£1,695 pcm





Vallance Court Hove Street

Hove, Hove

This property is ideally located for all that Brighton and Hove has to offer. A leisurely stroll straight down Hove street takes you directly to the seafront, beach and promenade, while the bustling café culture, shops and restaurants of Church Road and Poets Corner are all easily accessible.

While Aldrington station is within reach, Hove train station is approximately only three quarters of a mile away within easy walking distance providing convenient mainline commuter routes to London. Regular bus services travel into the hub of Hove's Church Road, onto the centre of Brighton and out to Devil's Dyke.

- SPACIOUS SOUTH-FACING LOUNGE DINER
- MODERN FITTED KITCHEN TO INCLUDE APPLIANCES
- FULLY FURNISHED
- THREE DOUBLE BEDROOMS
- MODERN BATHROOM WITH BATH AND OVERBATH SHOWER
- ONE ALLOCATED OFF-STREET PARKING SPACE
- PET FRIENDLY SUBJECT TO PET CLAUSE
- COVERED BIKE STORAGE







TENANT INFORMATION

Right to Rent – Sawyer & Co cannot start processing an application until the Right to Rent check has been completed (passport min' requirement). **Client Money Protection** – Sawyer & Co are part of a client money protection scheme. Our Client Money Protection (CMP) Scheme is a compensation scheme run by the National Federation of Property Professionals (NFoPP) which provides compensation to landlords, tenants and other clients should an agent misappropriate their rent, deposit or other client funds. **Independent Redress Provided by The Property Ombudsman** – Sawyer & Co are part of The Property Ombudsman Scheme (TPOS). This scheme has been providing consumers and property agents with an alternative dispute resolution service since 1990.

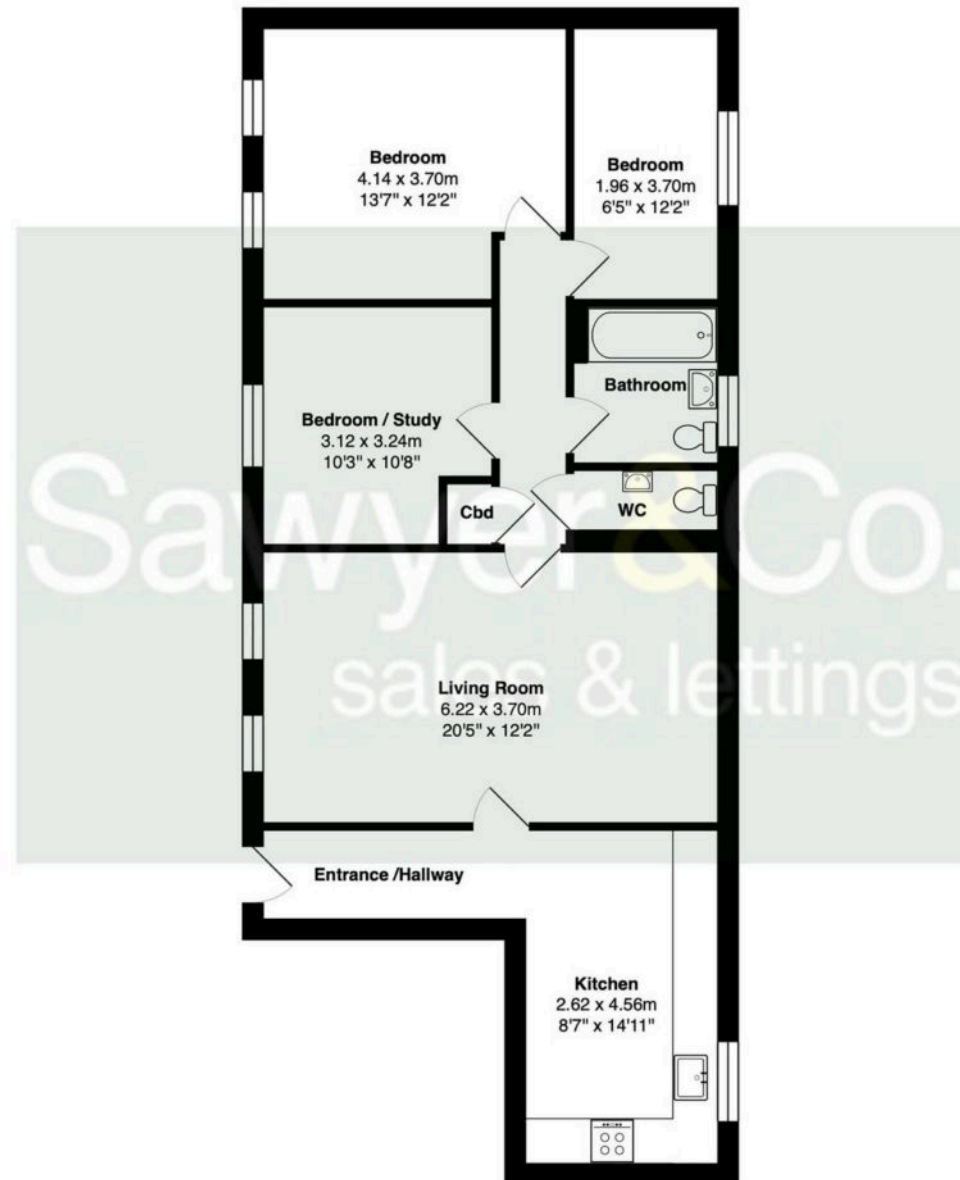
REDRESS SCHEME

The Ombudsman's resolutions are designed to achieve a full and final settlement of the dispute and all claims made by either party. The Ombudsman can, where appropriate, make compensatory awards in individual cases up to a maximum of £25,000 for actual and quantifiable loss and/or for aggravation, distress and/or inconvenience caused by the actions of an agent.



OTHER INFORMATION

Mobile Phone Coverage & Broadband – Prospective tenants should check the Ofcom Checker website. **Planning Permissions** – Please check the local authority website for any planning permissions that may affect this property, or properties close by. This information has been provided by the landlord.



Total Area: 84.0 m² ... 904 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co

52 Church Road, Hove – BN3 2FN

01273 778844 • enquiries@sawyerandco.co.uk • www.sawyerandco.co.uk/

We wish to inform prospective tenants that we have prepared these lettings particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.