

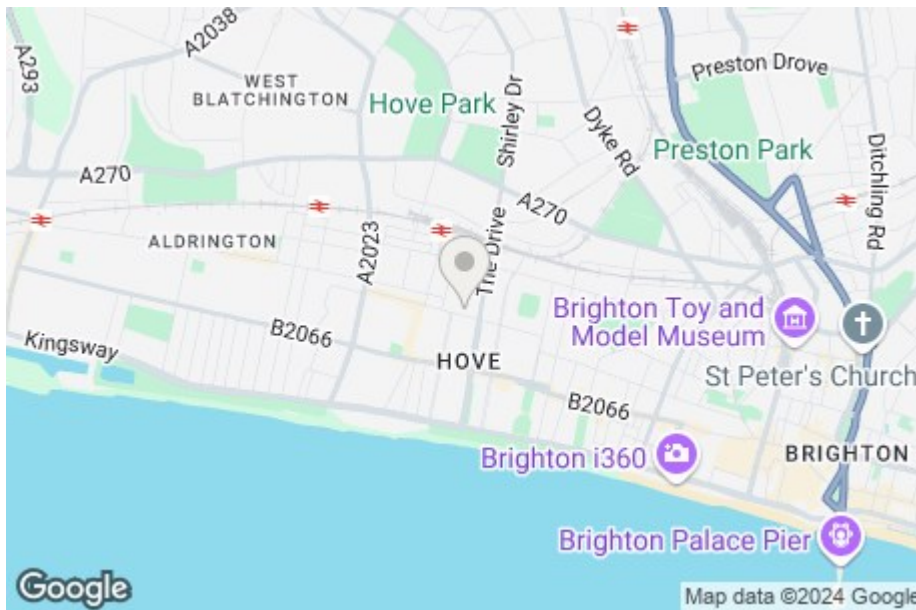


**21, Eaton Gate 2 Eaton Gardens, HOVE, East Sussex, BN3 3UL**

**£1,650**

Second floor fully furnished two bed balcony flat with parking space, entrance hall, lovely large lounge/diner with private balcony, new high gloss fitted kitchen with integrated appliances including gas hob, electric oven, washing machine, dishwasher, fridge/freezer and microwave, two double bedrooms, modern bathroom with shower, gas central heating, available now. tenant to pay £30.00 extra per month to include wifi, tenant to pay tv license also, Sorry no pets, smokers, children and professional applicants only

Council Tax D  
Parking Zone N



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			
		72	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
		73	82
England & Wales		EU Directive 2002/91/EC	