

10 Adelaide
Crescent
Hove
BN3 2JE



CALLAWAYS
RESIDENTIAL
SALES & LETTINGS



10 Adelaide Crescent

£1,750 PCM

Hallway

As you enter into the property you step into the Hallway. The Hallway is carpeted throughout and gives access to all rooms.

Living Room

24' 11" x 19' 6" (7.59m x 5.95m) The Living room has a westerly aspect with two feature fireplaces. It has sash windows over looking Adelaide Crescent and views down to the sea and ample amount of shelving units across the left hand side as you walk into the room. A very large living room has wooden flooring throughout with space for large sofa, TV unit and further storage if required.

Kitchen

13' 7" In Length - The kitchen has wooden work surfaces with ample amount of available base unit storage. The flooring is laminate and consists of a green colour theme throughout. It comprises of a stainless steel sink and drainer unit with chrome mixer taps, an under surface fridge and dish washer. The kitchen includes an electric oven and four piece hob.

Double Bedroom 1

14' 8" x 12' (4.48m x 3.67m) - Double bedroom, array of built in wardrobes/cupboard and sash window to the back over looking Lansdowne Place. Bedroom one has a feature fireplace and wooden flooring throughout.

Double Bedroom 2

11' 4" x 12' 2" (3.46m x 3.70m) - Double bedroom carpeted throughout with built cupboard housing the boiler. Space for free standing wardrobe and double bed. Sash window to the back over looking Lansdowne Place.

Bathroom

11' x 7' 11" (3.36m x 2.42m) - A modern Fired Earth bathroom which is tiled throughout which comprises of a white button flush toilet, roll top bath, vanity unit sink and walk in power shower with rainforest shower head and separate shower hose facility.

Additional Information

Callaways are delighted to offer this two-bedroom period property located on second floor of this substantial Regency Property.

This premium property comprises: A very large west facing open plan living/kitchen room, a raised dining area, two large bedrooms, with modern bathroom with free standing bath and separate shower. Hove's seafront, Hove Lawns and seafront café are located across the road from the property, the property is also conveniently located for the restaurants, shops on Church Road and Western Road. Viewings are highly recommended. Available from W/C 5th August 2024 . Unfurnished EPC rating C Deposit £2019.23 Holding deposit £403.85

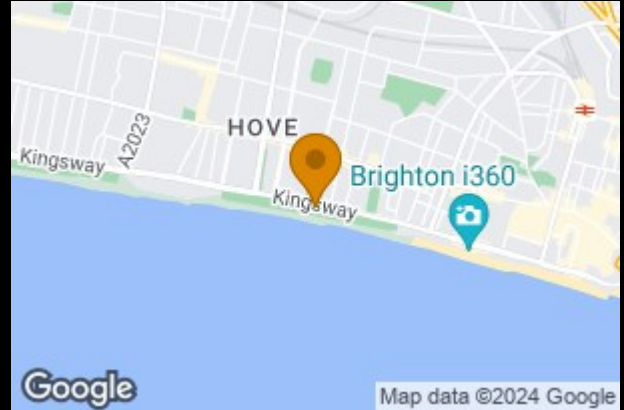
Local Authority
Brighton & Hove City Council

Council Tax Band

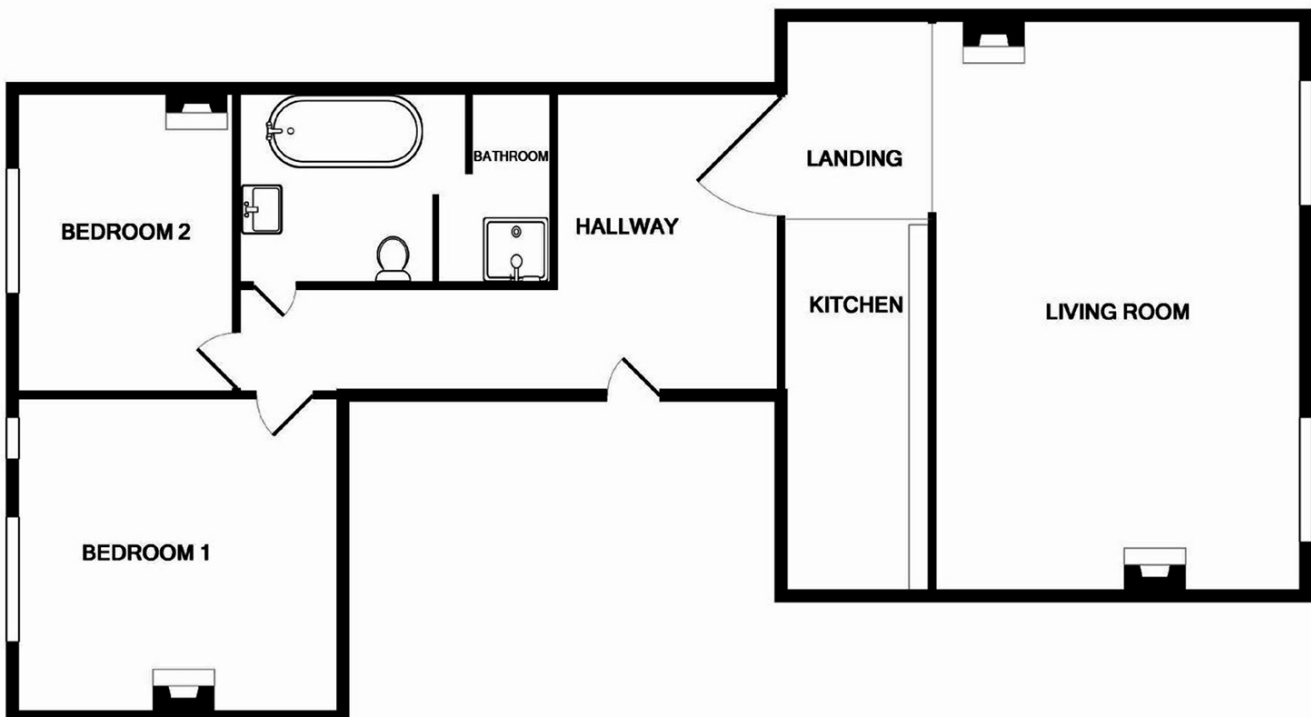
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England & Wales 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



TOTAL APPROX. FLOOR AREA 1009 SQ.FT. (93.8 SQ.M.)

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 as to their operability or efficiency can be given

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CALLAWAYS

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