

**ELLIOTTS**

*Working hard for you*



## **8a Queens Place, Hove, BN3 2LT**

**£1,250 Per Month**

Elliotts are delighted to offer for let a great opportunity to live in Queens Place which is a little known row of mews houses passing between First and Second Avenue. For anyone seeking an urban lifestyle, close to all amenities, Hove seafront and within just three quarters of a mile of Hove mainline station this is the perfect apartment to choose.

Accommodation includes an impressive 19' x 15'; open-plan living area, which includes and newly fitted kitchen and features sliding bi-fold doors which open onto Queens Place. To the rear you'll find a bedroom, shower room and separate WC. It's also worth noting that there is a small outside space to the rear of the apartment.

The apartment is available immediately and viewing is highly recommended.



**[www.elliottsestateagents.co.uk](http://www.elliottsestateagents.co.uk)**

- Mews Style Conversion
- 37 Sq.Mt / 398 Sq.Ft
- 19' Open-Plan Living
- Newly Fitted Kitchen
- Bedroom / Shower Room / Sep WC
- Small Outside Space
- Gas Central Heating
- EPC Rating – TBA
- Council Tax – Band A
- Available Now

2 Church Road, Hove, East Sussex, BN3 2FL

**T:** 01273 773399

**E:** [mail@elliottsestateagents.co.uk](mailto:mail@elliottsestateagents.co.uk)

Registered No 2829245

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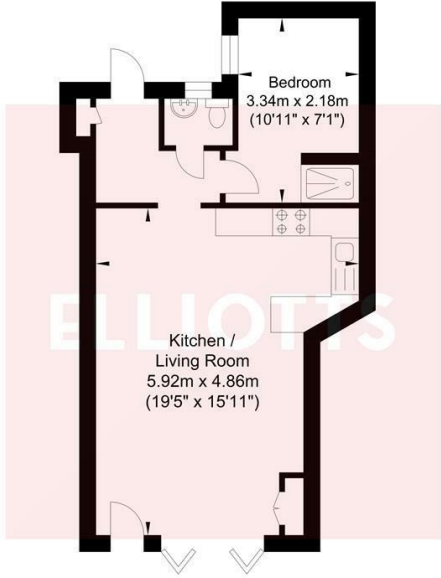
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**Queens Place**



Approximate Floor Area  
398.37 sq ft  
(37.01 sq m)

Approximate Gross Internal Area 37.01 sq m / 398.37 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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	

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