



Church Road, Hove, East Sussex BN3 2AE £975 PCM

PS&B are delighted to present this FANTASTICALLY LOCATED and spacious studio apartment in the heart of Hove. The property of which is finished to a high-standard throughout consists of a GENEROUSLY SIZED studio space with bright South facing windows looking out onto Church Road, an open plan kitchen with electric oven, hob, integrated fridge, washing machine and dishwasher with AMPLE STORAGE, a small hallway leading to a MODERNISED private bathroom with shower over the bath. The property further benefits from GAS CENTRAL HEATING and a sought after Hove location, close to Hove railway station, supermarkets and an abundance of local amenities.

Offered unfurnished and available 11th July 2024.


Holding Deposit - £225.00


Deposit - £1,125.00

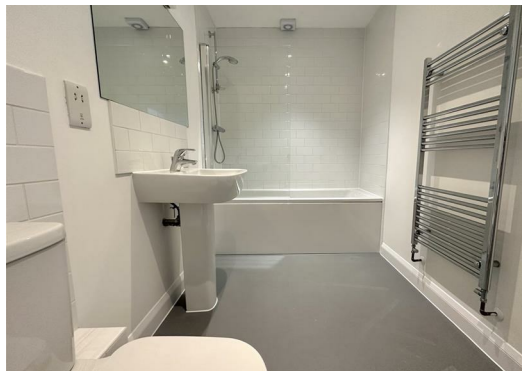
Tenancy Length - 12 Months (Preferred)

Council Tax Band - A



| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | 67 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC  | | |

| Environmental Impact (CO ₂) Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | 66 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC  | | |



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent