



## Baltimore Court, Hove, East Sussex BN3 3PR £1,500 PCM

PS&B are proud to present this SPACIOUS AND BRIGHT first floor two double bedroom apartment INCLUSIVE OF HEATING, with the bonus PRIVATE GARAGE. The purpose-built block is situated in a very sought-after Hove location, a short walk from Hove Station and Sussex County Cricket ground. The accommodation comprises two double bedrooms both with built-in wardrobes, MODERN/CONTEMPORARY style kitchen with electric oven and hob, fridge, washing machine, slimline dishwasher and AMPLE STORAGE, a GENEROUSLY SIZED lounge/diner with access to a PRIVATE BALCONY, followed by a MODERNISED bathroom with white suite and electric shower. Further benefits include a PRIVATE GARAGE, double glazed windows and GAS CENTRAL HEATING - the cost of which is included in the rent.

Offered unfurnished and available 30th July 2024.


Holding Deposit - £346.00


Deposit - £1,730.00

Tenancy Length - 12 Months +

Council Tax Band - D



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>	71	71
(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		
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>	73	78
(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		
EU Directive 2002/91/EC 		



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

**THE PROPERTY MISEDDESCRIPTIONS 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