



Alpine Road, Hove, East Sussex BN3 5HG £1,400 PCM

PS&B are delighted to present this BRIGHT AND SPACIOUS two double bedroom split-level flat, situated on the first and second floor of a beautiful period conversion. The first floor of the accommodation consists of a MODERNISED kitchen which includes an electric oven with gas hob, tall fridge/freezer, washing machine and ample storage space, CONTEMPORARY style shower room with floor-to-ceiling tiling and heated towel rail, West facing living space with feature fireplace and double glazed bay windows, followed by a GENEROUSLY SIZED double bedroom. The second floor of the property includes a second double bedroom with slanted ceilings, offering plenty of light. The property further benefits from GAS CENTRAL HEATING, a superb location – within the sought after area of Poets Corner, close to local amenities, train stations and schools.

Offered unfurnished and available 7th October 2024.

Holding Deposit - £323.00

Deposit - £1,615.00

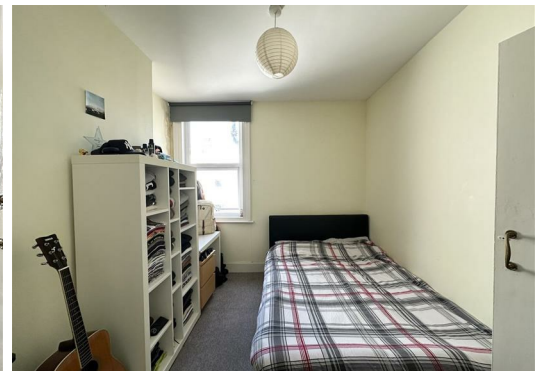
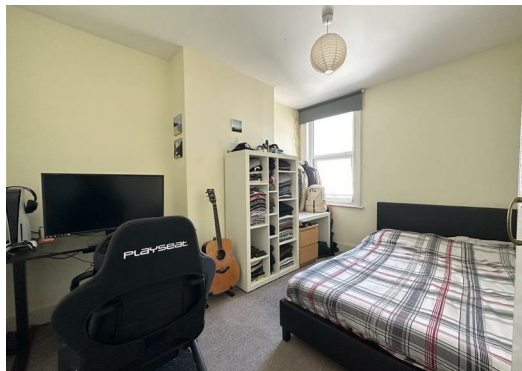
Tenancy Length - 12 Months +

EPC - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	69
(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		66
(39-54) E	47	
(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