



## Norton Road, Hove, BN3 3BH

£1,550 Per month



- Spacious Two Bedroom Flat
- Close to local shops and bars
- Private Street Entrance
- Central Location
- Walk in wardrobe

- Large West Facing Lounge
- Modern Bathroom
- Available early September
- Near Hove train station
- Window shutters through out



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### Summary

Welcome to Norton Road, Hove - a charming location for this delightful flat! This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there's ample space for a small family, guests, or even a home office.

The flat benefits from its own private street entrance and is presented in good order throughout. The flat is only 200 yards from Church Road with its popular bars, restaurants, and shops. Bus services run nearby, and Hove train station is approximately 10 minutes away. Close to Hove seafront with its desirable beaches and lawns.

### Kitchen

15x6'6 (4.57mx1.98m)  
Wood block worktops. Hi-Gloss Units comprising cupboards and draws. Stainless steel sink unit. Integrates oven and hob. Washing Machine, Dishwasher. Enclosed wall mounted boiler.

### Bedroom One

17 x 10 (5.18m x 3.05m )  
Large sash windows. Door to walk in wardrobe / dressing room with shelved storage space.

### Bedroom Two

12 x 8 (3.66m x 2.44m)  
Double Bedroom with sash windows,

### Lounge

14x14 (4.27mx4.27m)  
Bay fronted room with 3 west facing sash windows. Wood effect flooring.

### Bathroom

Part tiled walls and floor. White contemporary style suite with roll top bath. Shower over bath.

### Cloak Room and Toilet

Modern white suite and useful storage space for bikes.

### Useful Information

Council Tax - A  
Parking Zone - N  
EPC - D

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>			
		67	78
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

