



**Osborne Villas, Hove, BN3 2RA**  
**£1,200**



- Ground Floor Flat
- West Facing Lounge
- Fully Tiled Bathroom
- Brand New Carpets
- Gas Central Heating

- Central Hove Location
- Double Bedroom
- 'Shaker' Style Kitchen
- Un-Furnished
- Viewing Advised

# Osborne Villas, Hove, BN3 2RA

## £1,200



### Summary

Priors are pleased to offer this bright ground floor apartment situated in an attractive bay fronted period property. The accommodation is spacious, well planned and includes a bright West facing lounge, double bedroom, modern bathroom and a Shaker style kitchen. The flat benefits from gas central heating, Brand new Carpets and is offered un-furnished.

Osborne Villas is situated immediately south of the popular Church Road which provides comprehensive shopping along with numerous popular pubs, bars, restaurants and independent coffee shops. Hove seafront with it's promenade and bathing beaches is also close-by.

### Lounge

Good sized bay fronted living room with westerly aspect. Brand New Carpets. 3 sash windows, recessed downlighters.

### Kitchen

Cream Shaker style units comprising cupboards, drawers and working surfaces. Brushed steel oven, hob and extractor fan. Plumbing for washing machine. Part tiled walls, Window with East aspect.

### Bedroom

Good sized double bedroom with Brand new Carpets. large East facing sash window.

### Bathroom

Fully tiles walls and floor. Modern white suite comprising bath with shower over. WC, wash hand basin, Heated towel rail. Window.

### Useful Information

Council Tax Band- A. Parking Zone- N. EPC Rating- C.

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>		71	
(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>			
England & Wales		EU Directive 2002/91/EC	

