



**Wilbury Avenue, Hove, BN3 6GJ**

**£865 Per month**



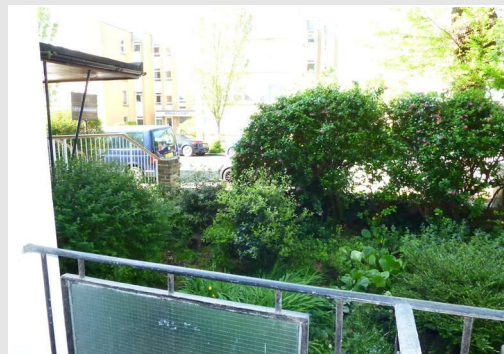
- Studio Flat
- Separate Kitchen
- Good Storage
- Unfurnished



- Small Balcony
- Bathroom With Shower
- Electric Heating
- Sole Agent

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### Summary

Priors are pleased to offer a GROUND FLOOR STUDIO CLOSE TO HOVE STATION. The flat is offered on an unfurnished basis and has access to a small private balcony. Cornwall court is situated in Wilbury Avenue which is a sought after residential location ideally located for access to Hove Station. Bus services pass nearby providing access to most parts of Brighton & Hove. Sorry Pets Not Permitted. Council Tax Band : A Parking Zone : O EPC Grade : D

### Entrance Hall

Good range of built in storage cupboards.

### Studio Room

21 x 8'3 (6.40m x 2.51m)

Good size room with single glazed window, night storage heater and door leading onto Balcony

### Kitchen

10 x 4 (3.05m x 1.22m)

Base and eye level units incorporating cupboards, drawers and working surfaces.

Plumbing for washing machine. Oven and Fridge Freezer.

Wall shelving.

### Bathroom

White suite incorporating bath with shower over. WC, Wash hand basin.

Part tiled walls, airing / linen cupboard. Window.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>76</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>	<b>51</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

