



Lawrence Road, Hove, BN3 5QB

£1,600 Per month



- Popular Residential Location
- Private Roof Terrace
- Two Double Bedrooms
- Gas Central Heating
- Sole Agent

- Bright Spacious Accommodation
- Large Lounge / Kitchen
- Modern Bathroom
- Viewing Advised

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Summary

Priors are pleased to offer this spacious first floor flat situated in a popular residential location between New Church Road and Portland Road. which both provide good local shopping along with many bars and coffee shops. Bus services also pass nearby providing access to most parts of Brighton & Hove. Along with a spacious lounge / kitchen and 2 double bedrooms the flat also benefits from a South facing roof terrace / balcony.

Entrance Hall

Good size hallway with access to large walk in boiler room providing a good amount of storage and space and plumbing for washing machine.

Lounge Incorporating Kitchen

A bright, spacious bay fronted room with large sash windows affording ample natural light. Fitted venetian blinds. Modern Hi- Gloss kitchen units with integrated oven, hob, fridge and freezer. Wooden effect flooring.

Bedroom One

11 x 11 (3.35m x 3.35m)

Bright South facing room with large sash window

Bedroom Two

16 x 6 (4.88m x 1.83m)

long narrow double bedroom which also has a door leading out to-

Roof Terrace / Balcony

Good sized South facing outside area with sufficient room for garden table and chairs etc.

Bathroom

Fully tiles walls. Modern white suite- bath with shower over. WC and wash hand basin. Window.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

