



**36-37 Salisbury Road, Hove, BN3 3AZ**

**£1,200 Per month**



- Available end of July
- Recently painted
- Double bedroom
- Underfloor heating
- New Carpets

- Unfurnished
- Open plan
- Bath and shower
- Purpose built block
- Central Hove location

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### Summary

\* FULLY BOOKED FOR VIEWINGS - PLEASE CALL OUR OFFICE IF YOU WOULD LIKE TO BE ADDED TO THE WAITLIST \*  
RECENTLY CARPETED AND PAINTED, UNFURNISHED, ONE BEDROOM OPEN PLAN FLAT IN CENTRAL HOVE LOCATION.  
This property is located minutes from local shops, restaurants and bars. At the bottom of the road is Palmeira square and gardens where you can catch buses to most parts of the city and Brighton train station.  
Working professionals only. EPC - B. Council Tax - B. Parking Zone - N.

### Lounge

13'9x11'1 (4.19mx3.38m)  
Open plan lounge with large west facing sliding doors

### Kitchen

10'5x4'9 (3.18mx1.45m)  
cream kitchen with integrated appliances. Wooden Laminate flooring.

### Bedroom

10'4x9'4 (3.15mx2.84m)  
East facing double bedroom

### Bathroom

Bathroom with bath and mixer shower, w/c and wash hand basin.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	83
(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>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

