



## Chestnut House 92c Elm Drive, Hove, BN3

£1,895 Per month

Maslen Letting Agents is delighted to offer a newly built Semi-Detached family home situated in Hove close to local amenities. The property comprises two double bedrooms with a further loft space, en-suite shower room, bathroom, cloak room, kitchen/breakfast room, living room, rear garden, off road parking with EV point and heat pump. EPC Rating B. Council Tax Band TBC. Deposit £2150. Unfurnished and available now.

### **Entrance Hall**

Double glazed front aspect door. Stairs to the first floor. Wooden flooring. Cupboard housing the hot water cylinder. Doors leading to:

### **Downstairs WC**

Low level WC. Wash hand basin

### **Kitchen/Breakfast Room**

12'8" x 9'3" (3.88m x 2.84m)

Double glazed front aspect window. Matching wall and base units incorporating the stainless steel sink with mixer tap. Built in electric oven with electric hob and extractor fan above. Space/plumbing for washing machine, dishwasher and space for fridge/freezer. Wooden flooring.

### **Living Room**

15'7" x 14'6" (4.75m x 4.44m)

Double glazed Bi-Folding doors leading to the rear garden. Radiator.

### **First Floor Landing**

Stairs leading to the loft space. Storage cupboard. Doors leading to:

### **Bedroom One**

15'7" x 12'2" (4.75m x 3.71m)

Double glazed windows overlooking the rear garden. Radiator. Door leading to:

### **En-Suite Shower Room**

Shower cubicle. Low level WC. Wash hand basin with storage under. Radiator.

### **Bedroom Two**

11'6" x 8'9" (3.51m x 2.67m)

Double glazed front aspect window. Radiator

### **Bathroom**

Double glazed front aspect window. Panelled bath with shower above and glass shower screen. Wash hand basin with storage. Low level WC. Chrome ladder style radiator.

### **Loft Space**

20'9" x 15'7" (6.34m x 4.75m)

Stairs leading from the first floor landing. Double glazed side aspect window. Radiator.

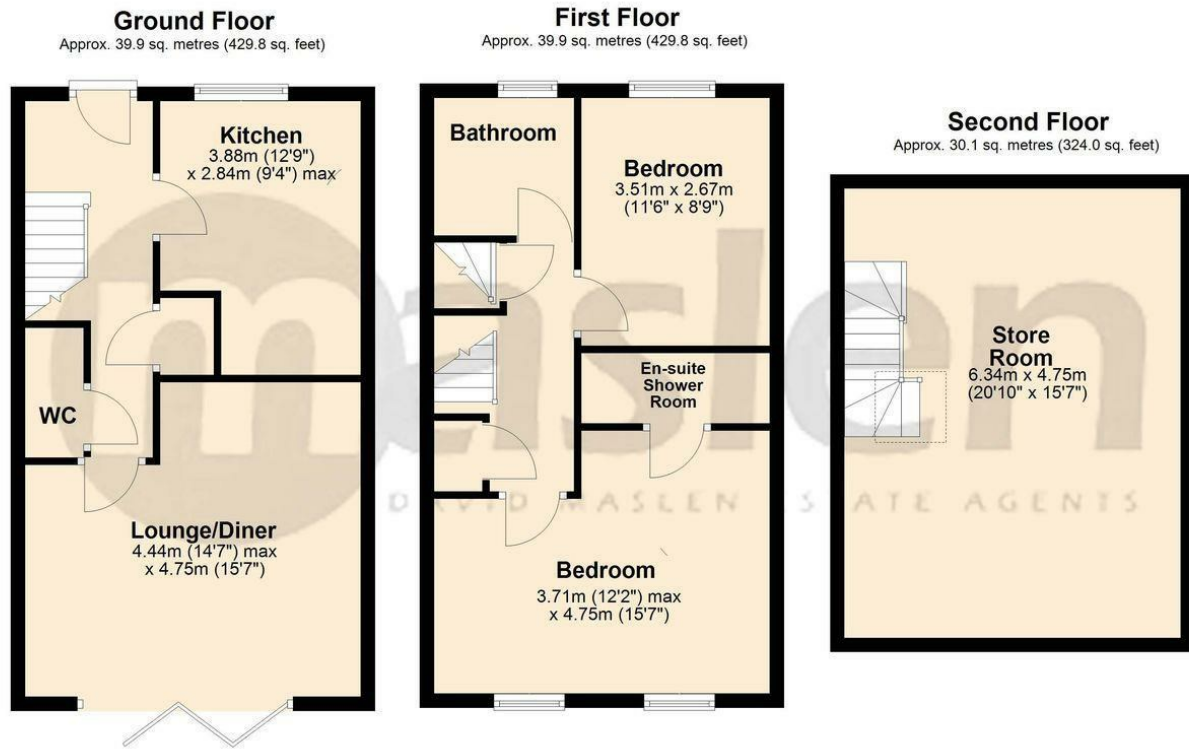
### **Parking Space**

Space for one vehicle and EV charging point.

### **Rear Garden**

Lawn, patio area and shed.





Total area: approx. 110.0 sq. metres (1183.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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**IMPORTANT**

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

**IMPORTANT**

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