



Rutland Gardens, Hove, BN3 5PA

£1,600 Per month



- Spacious First Floor Flat
- Two Bedrooms
- Gas Heating
- New Carpets
- Popular Location

- Large Lounge
- West Facing Roof Terrace
- Newly Decorated
- Un-Furnished
- Sole Agent

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Summary

Priors are pleased to offer this spacious well planned first floor flat with a bright east / west aspect. The flat benefits from gas heating, a large lounge, two bedrooms and a sunny west facing roof terrace.

Situated in a very popular location with great local shopping facilities in the nearby Richardson Road. Hove seafront with its promenade and bathing beaches is also within walking distance.

NOTE THESE IMAGES ARE OLD STOCK PHOTOS AND BEFORE THE FLAT IS RE-LET IT WILL BE DECORATED THROUGHOUT AND NEW CARPETS WILL BE FITTED.

Spacious Entrance Hall

Lots of useful built in storage cupboards

Lounge

17 x 11 (5.18m x 3.35m)

A lovely bright spacious room with 3 large sash windows.

Kitchen

9'3 x 6'9 (2.82m x 2.06m)

Fitted with 'Beech' effect units comprising cupboards, drawers and granite effect work-tops.

Oven, hob, extractor fan, fridge and plumbing for washing machine. Door providing access to-

Roof Terrace

Good sized outdoor roof terrace with sunny / favoured West aspect.

Bedroom One

10'3 x 9'6 (3.12m x 2.90m)

Bright West facing double bedroom.

Bedroom Two

10 x 7'9 (3.05m x 2.36m)

Bright room with large sash window.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		71	
EU Directive 2002/91/EC			

