



Flat - Conversion

# 36A WESTERN ROAD, HOVE, BN3 1AF

Per month

£2,250

FEATURES



# 4 Bedroom Flat - Conversion located in Hove

AVAILABLE NOW!! Attractive centrally located NEWLY REFURBISHED four bedroom maisonette with ROOF TERRACE!! The property consists of four good size bedrooms, bright living room with feature wooden flooring and modern high spec fitted open plan kitchen, fully tiled bathroom and GFCH throughout. The property is conveniently located in central Hove on the main Western Road, with bus services to and from the City centre, and walking distance of the Seafront, St Ann's Well Gardens, and both Brighton or Hove train station. Council Tax Band C. EPC – C.

Call us on

**07545 384748**

**[oliveristedlettings@outlook.com](mailto:oliveristedlettings@outlook.com)**

**Council Tax Band**

**C**

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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LETTINGS