



## 47 LIVINGSTONE ROAD HOVE, BN3 3WP

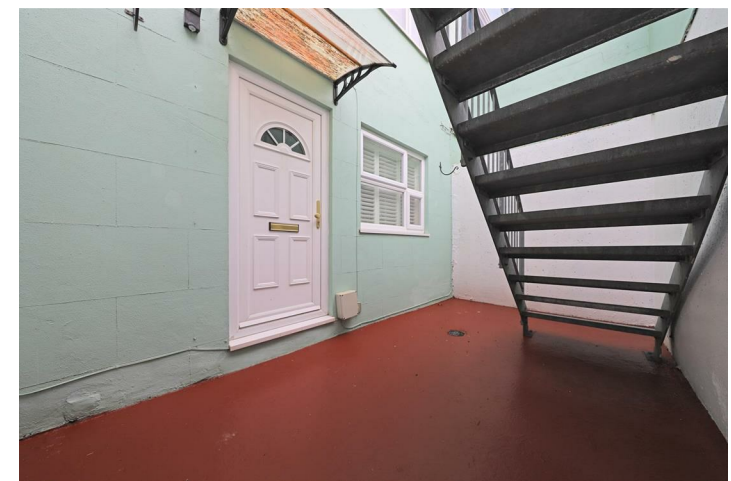
£1,300 PCM

**\*Viewings Fully Booked\*** A lovely two bedroom lower ground floor apartment, moments from Hove mainline station. The property has previously been modernised throughout and benefits from; open plan kitchen/living room with modern kitchen, two bedrooms, three piece bathroom suite and private front courtyard space. Further benefits include gas central heating and double glazed throughout.

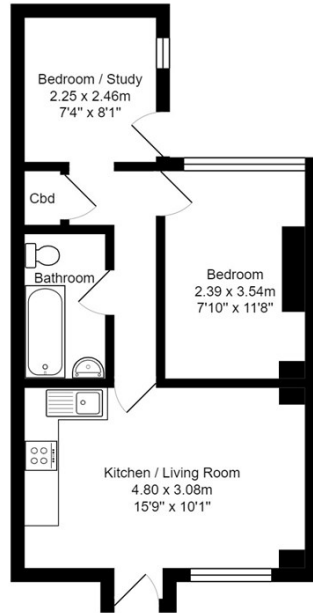
Located on Livingstone Road the property is perfectly positioned to enjoy all the City has to offer, being within walking distance to a range of local shops, cafes, and restaurants throughout Hove along with easy access to the seafront. Hove Mainline Station is just around the corner and offers regular and direct links to London.

**Nicholas  
James**

SALES LETTINGS AUCTIONS







Livingstone Road

Total Area: 37.8 m<sup>2</sup> ... 406 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 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/tenants are advised to recheck the measurements

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