



**Maisonette, 17 Livingstone Road, Hove, East Sussex, BN3 3WP**

**£1,195**

Newly available 2 bedroom maisonette. Really lovely property split over 2 floors.

The ground floor has an Open plan lounge/kitchen. Kitchen features under counter fridge, oven and gas hob. a small 'utility' area that house plumbing for a washing machine and space for further fridge.

Lovely clean white bathroom suite. The second floor has 2 double bedrooms both featuring built in storage space. Available 4th November Unfortunately this property is not suitable for students smokers or pets.

Parking Zone N  
Council Band B  
Tenants Fees

£190.00 (including VAT) for the first tenant this includes the referencing fee, drawing up the tenancy agreement for 1 applicant  
£190.00 (including VAT) for each additional tenant



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			
		71	81
<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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		73	81
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	