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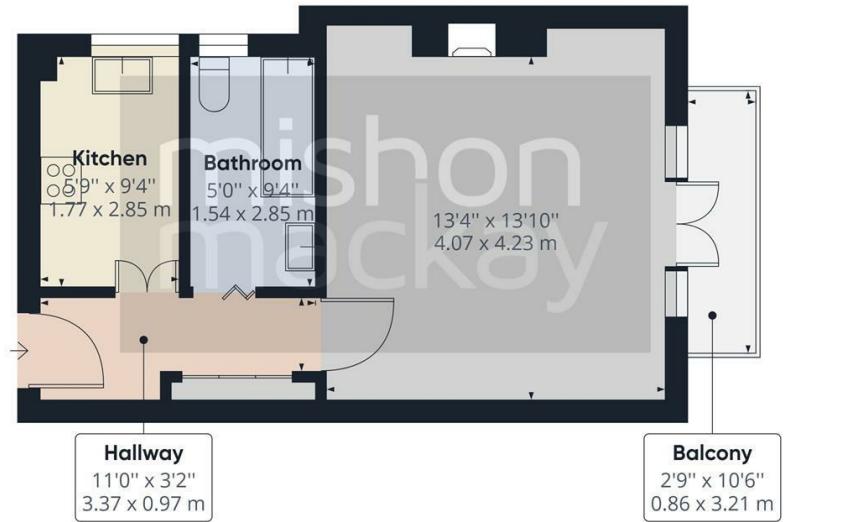
Grand Avenue, Hove, BN3 2LE

£1,050 PCM -

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Lettings

 MAYFAIR  
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**\*Heating and Hot Water Included\* Spacious first floor studio located in central Hove. Offered to let un-furnished. Available now!**



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Train Station: Hove 0.8 miles  
Council Tax: A

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Mishon Mackay Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
70-80	C		
55-69	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A		
81-91	B		
70-80	C		
55-69	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

**\*Hot Water & Heating Included\***

This spacious first floor studio apartment is on one of Hove's most sought-after roads, with a large selection of restaurants, boutique shops and coffee shops on nearby Church Road. At the bottom of the road is Hove Lawns and the seafront.

For those needing to travel out the city, Hove mainline train station is within a mile as well as regular running bus services nearby on Church Road.

Once you enter the property you are greeted by a long hallway with the separate kitchen and bathroom off to the left. To the end of the hall is the bright and spacious studio room with feature fireplace and double doors leading on to the delightful east facing balcony.

This lovely property is offered to let un-furnished and being available to move into now.