



92B Elm Drive, Hove, BN3 7JL

£1,850 Per month

Maslen Letting Agents is delighted to offer a BRAND NEW Semi-Detached family home situated in Hove close to local amenities. The property comprises two double bedrooms with a further loft space, en-suite shower room, bathroom, cloak room, kitchen/breakfast room, living room, rear garden, off road parking with EV point and heat pump. EPC Rating B. Council Tax Band TBC. Deposit £2100. Unfurnished and available now.

Entrance Hall

Double glazed front aspect door. Stairs to the first floor. Wooden flooring. Cupboard housing the hot water cylinder. Doors leading to:

Downstairs WC

Low level WC. Wash hand basin

Kitchen/Breakfast Room

12'8" x 9'3" (3.88m x 2.84m)
Double glazed front aspect window. Matching wall and base units incorporating the stainless steel sink with mixer tap. Built in electric oven with electric hob and extractor fan above. Space/plumbing for washing machine, dishwasher and space for fridge/freezer. Wooden flooring.

Living Room

15'7" x 14'6" (4.75m x 4.44m)
Double glazed Bi-Folding doors leading to the rear garden.
Radiator.

First Floor Landing

Stairs leading to the loft space. Storage cupboard. Doors leading to:

Bedroom One

15'7" x 12'2" (4.75m x 3.71m)
Double glazed windows overlooking the rear garden. Radiator.
Door leading to:

En-Suite Shower Room

Shower cubicle. Low level WC. Wash hand basin with storage under. Radiator.

Bedroom Two

11'6" x 8'9" (3.51m x 2.67m)
Double glazed front aspect window. Radiator

Bathroom

Double glazed front aspect window. Panelled bath with shower above and glass shower screen. Wash hand basin with storage. Low level WC. Chrome ladder style radiator.

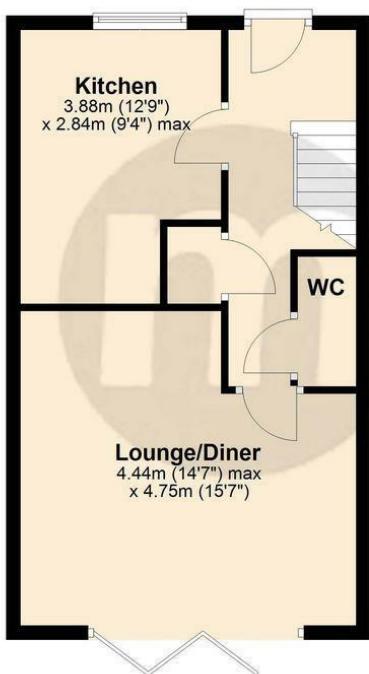
Loft Space

20'9" x 15'7" (6.34m x 4.75m)
Stairs leading from the first floor landing. Double glazed side aspect window. Radiator.



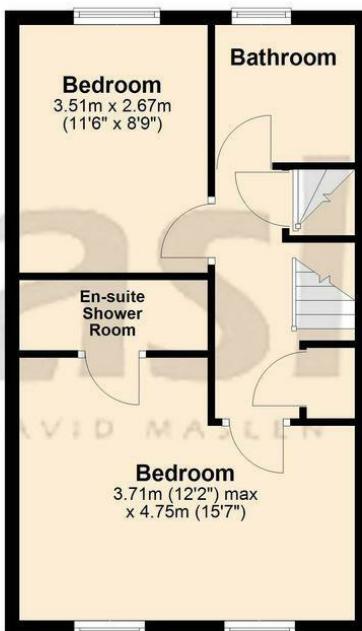
Ground Floor

Approx. 39.9 sq. metres (429.8 sq. feet)



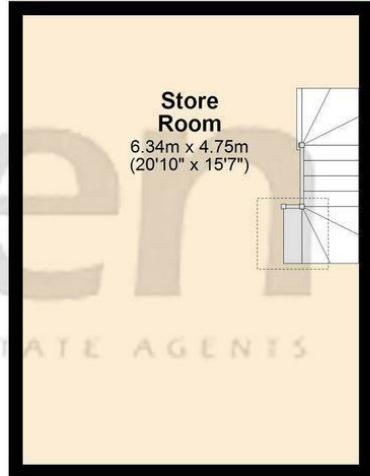
First Floor

Approx. 39.9 sq. metres (429.8 sq. feet)



Second Floor

Approx. 30.1 sq. metres (324.0 sq. feet)



Total area: approx. 110.0 sq. metres (1183.7 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

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COVERING THE CITY

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