



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

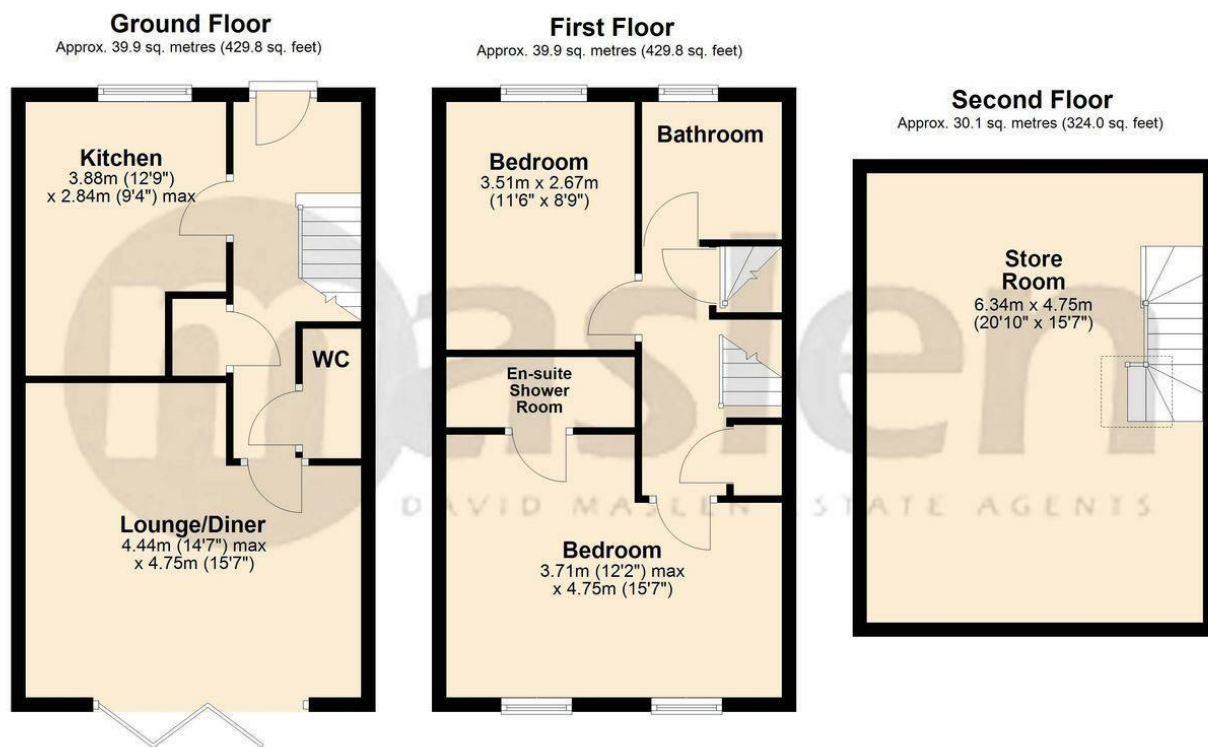
Bathroom

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.





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

IMPORTANT

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

IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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 (CO₂) 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	

COVERING THE CITY

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