



**2, 19 First Avenue, BN3 2FH**

**£1,350**

Spacious 2 bedroom ground floor FURNISHED Mansion flat. This Furnished property is situated on the ground floor of this very popular central Hove location. Great sized large lounge with wooden floors, offering 2 two seater sofas, dining table and chairs and coffee table. Modern fitted open plan kitchen with hob/oven, fridge freezer and other kitchen appliances, Two double bedrooms one larger than the other offering a double doors leading to a balcony. Modern bathroom with bath and shower. Gas Central Heating. Please note this flat is furnished only there is no option for it to be unfurnished and Available 25th October 2018.

Council Tax Band C

Parking Zone N

Tenants Fees \*\*\* £250.00 (including VAT) \*\*

this includes the referencing fee, drawing up the tenancy agreement for 1 applicant  
£250.00 (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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	70	71

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	66	67