



FOSTER
& CO.

George Street

Hove, BN3 3YB

Offers in excess of £200,000

A newly refurbished 1 bedroom first floor flat with is own private entrance.

When it comes to shops, bars and restaurants the hubbub of Church Road, George Street and Blatchington Road all offer plenty of choice surrounded by iconic period architecture.

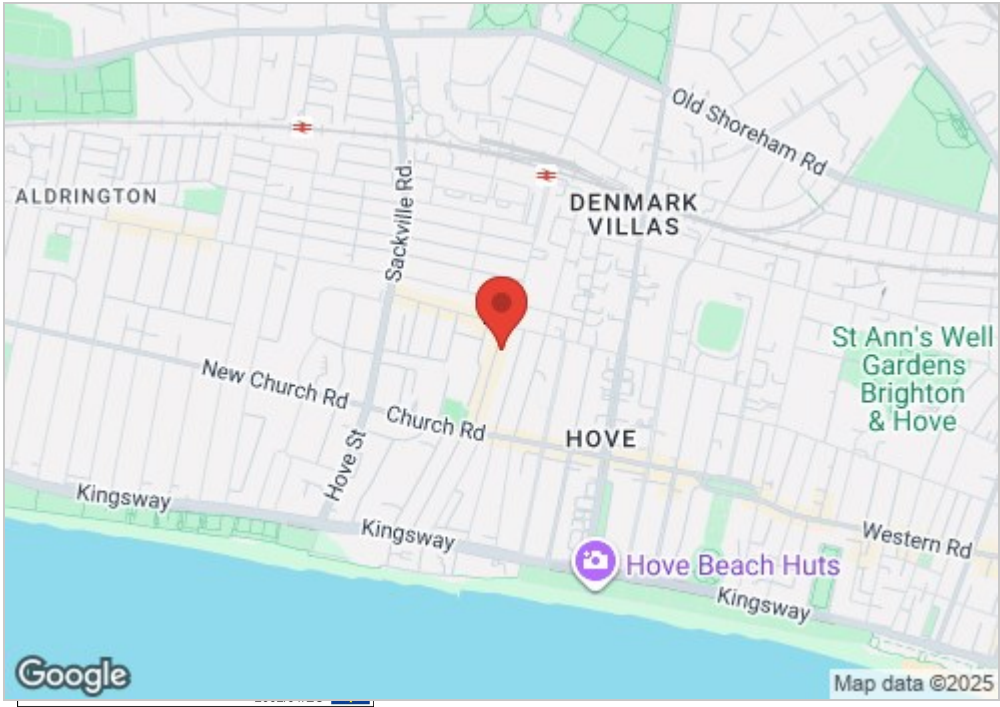
Hove Lawns, Palmeira Square and Adelaide Crescent offer plenty of green open spaces to relax in, while the beach and seafront is never far away. For cricket fans the County ground is found on Eaton Road.

Down on the seafront, a parade of local independent amenities on Kingsway includes the ever-popular Franco's Osteria, the Sugardough Bakery and the Kernel of Hove health food store. The renowned Marrocco's is close at hand on King's Esplanade with handmade Italian ice-cream, perfect for hot summer days.

Hove mainline station provides convenient commuter links to London and Gatwick. Regular bus services travel all across the city.

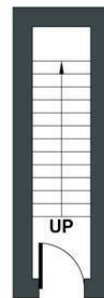
- Brand New Lease
- Shower Room
- Kitchen
- Good BTL
- 1 Bedroom
- Living Room
- Currently Rented
- Very Central Location

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		



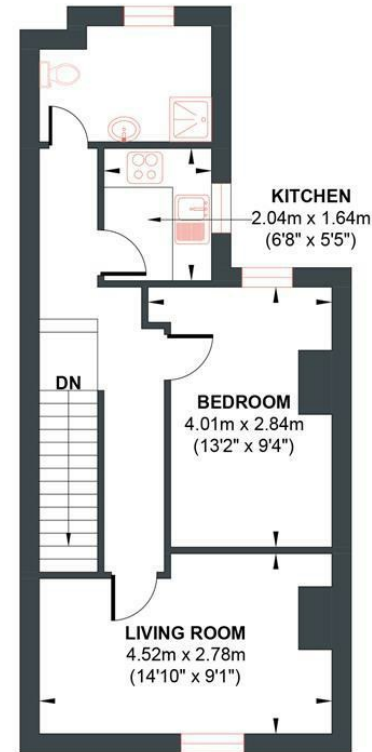
GEORGE STREET

Approx. Gross Internal Floor Area = 45.10 sq m / 486 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
37.67 sq ft
(3.50 sq m)



FIRST FLOOR

Approximate Floor Area
447.77 sq ft
(41.60 sq m)

Foster & Co and their clients give notice that:

These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate



