

# Church Road

## Hove

**LEX**TONS /  
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## About the property

Ideal for Sharers, is this four bedroom duplex is incredibly spacious and has all of Hove's finest shops, restaurants and bars at it's door step. Hove mainline station and Hove seafront are also within walking distance.

As you enter from the communal areas, stairs rise to the second floor. Here you will find the open plan reception, which has plenty of space for dining and entertaining. Behind is a spacious bedroom and the shower room on the half landing. To the third floor, there are three double bedrooms.

Available middle of September.

## Church Road Hove

£2,600 Per month



4

BEDROOM

1

RECEPTION

1

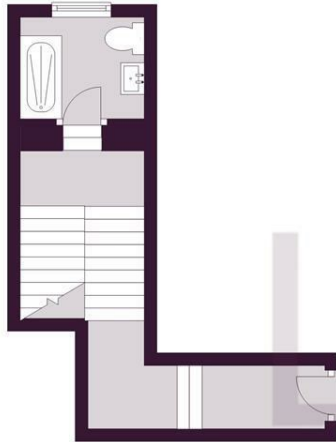
BATHROOM





SCAN HERE TO VIEW ALL AVAILABLE PROPERTIES

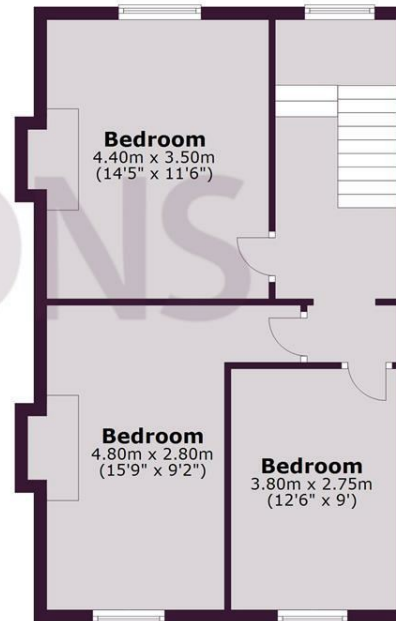
### First Floor



### Second Floor



### Third Floor



Total area: approx. 117.7 sq. metres (1266.7 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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| 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 |

76

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LEXTONS

Call our lettings team to arrange  
a viewing appointment:

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