

Flat 8
15 Third Avenue
Hove
BN3 2PB

TO
LET



**ONE BEDROOM SECOND FLOOR FLAT
BETWEEN CHURCH ROAD &
THE SEAFRONT**

£850 PCM

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Residential Sales & Lettings

Occupying a popular residential location between Church Road shopping thoroughfare and the Seafront.

A second floor (top) flat in an imposing semi-detached period property arranged as nine self-contained flats with the Hove Bridge Club occupying part of the ground floor.

- ❖ One bedroom
- ❖ Bathroom with shower cubicle
- ❖ Gas central heating
- ❖ Available immediately

ENTRANCE HALL:

Built in cupboard.

SITTING ROOM:



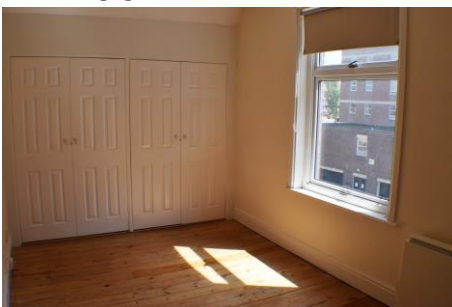
15' into chimney recess x 11'6 plus bay (4.57m x 3.50m) Fireplace surround with tiled inset and hearth, wall mounted Dimplex night storage heater, uPVC double-glazed window, pine floorboards.

KITCHEN:



11'6 x 4'9 (3.50m x 1.44m) Range of wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel sink bowl with contemporary mixer tap, inset stainless steel ceramic hob with matching stainless steel oven under and canopied extractor hood above, extractor fan, part tiling to walls, Lec fridge, ceramic tiled floor.

BEDROOM:



15'9 x 9' (4.80m x 2.74m) Unidare wall mounted storage heater, range of recessed wardrobe cupboards with hanging and shelved storage space, double-glazed window, pine floorboards

BATHROOM:

Roll top bath with claw ball feet and period style mixer tap and hand shower apparatus, low-level WC, pedestal wash basin, shower cubicle with tiling to walls, mixer valve, rain head shower, half tiled walls, heated towel rail, ceramic tiled floor, cupboard housing pre-insulated cylinder tank with fitted immersion heater, Velux roof window, inset ceiling down lighters.

Tenant application/referencing fees, please follow link:
<http://www.gsp.uk.com/residentiallettingfees.html>

All measurements are taken to the nearest 3 inches (7.6cm)

**VIEWING THROUGH LANDLORDS AGENTS
 GRAVES SON & PILCHER LLP 01273 321123**

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