

Flat 2
15 Palmeira Avenue
Hove
BN3 3GA

TO
LET



**A BEAUTIFUL PRESENTED AND SPACIOUS
FIRST FLOOR FLAT IN IMPOSING PERIOD
PROPERTY IN CENTRAL HOVE**

£1,795 PCM

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Residential Sales & Lettings

- ❖ 2/3 Bedrooms
- ❖ 25' Sitting Room
- ❖ 17' Dining Room, bedroom 3
- ❖ En-suite bathroom, separate shower room
- ❖ 13' Kitchen with appliances, balcony

Multi-paned front door leading to:

ENTRANCE HALL:

Stripped pine door, wood flooring, double panelled radiator, door entryphone system, inset ceiling down lighters, utility room having shelving, space and plumbing for washing machine and tumble dryer, meter cupboards, inset ceiling down lighters.

SITTING ROOM:



Lovely room to the front measuring overall 25'3 into bay window x 14'6 into chimney recess (7.69m x 4.42m) wooden flooring, recessed alcove with coal effect gas fire, coved ceiling, radiator, TV aerial point, strip pine doors and one through to:

KITCHEN:



13'3 x 6'9 (4.03m x 2.05m) Excellent range of wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel sink bowl with rinser and contemporary mixer tap, inset Smeg stainless steel four burner gas hob with canopied extractor hood above and matching double oven below, integrated fridge and freezer, integrated dishwasher, additional work surface, radiator, ceramic tiled floor, double doors leading onto balcony with decking, inset ceiling down lighters.

DINING ROOM/BEDROOM 3:



17'3 x 12' (5.25m x 3.65m) Coved ceiling, chimney breast with marble effect hearth, TV aerial point.

BEDROOM 1:

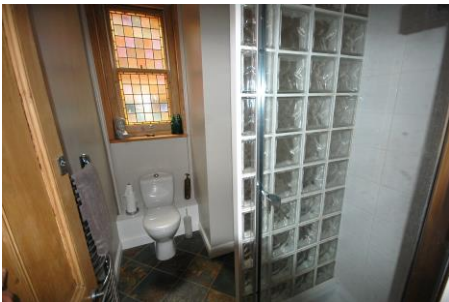
13'6 x 12'6 (4.11m x 3.81m) Ornate ceiling cornice and rose, radiator, strip pine door to **walk in wardrobe** with mirror fronted sliding doors having hanging shelved storage space, water heater with dual control immersion, wood strip flooring, further door to lovely:



en-suite bathroom: roll top bath with period style mixer tap and hand shower attachment, pedestal wash basin, low-level WC, corner shower cubicle with tiling to walls and mixer valve, bidet, inert ceiling down lighters, window, vertical style heated towel rail, inset ceiling down lighters, cushion flooring.

BEDROOM 2:

10'9 x 9'6 (3.27m x 2.89m) Radiator, recessed wardrobe cupboard with mirror fronted sliding doors with one single wardrobe cupboard, strip pine door, radiator, coved ceiling, uPVC double-glazed door to fire escape.

SHOWER ROOM:

Fully tiled shower cubicle with mixer valve, low-level WC, Pedestal wash basin, ladder style heated towel rail, attractive stained glass sash window, inset ceiling down lighters, ceramic tiled floor.

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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