

Flat 8  
Veric  
16-18 Eaton Gardens  
Hove  
BN3 3UB

TO  
LET



## NEWLY REDECORATED FIRST FLOOR APARTMENT WITH BALCONY

**£1,250 PCM**

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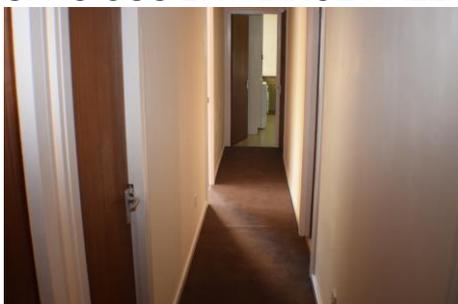
Residential Sales & Lettings

Lovely west facing first floor apartment in established development, central Hove.

Accessible shopping facilities in Church Road, George Street, Blatchington Road along with Hove mainline railway station, Hove Cricket Ground and bus services.

- ❖ West lounge with balcony
- ❖ Kitchen with washing machine, cooker, fridge and freezer
- ❖ 2 Bedrooms
- ❖ Bathroom and cloakroom
- ❖ Newly redecorated and re-carpeted
- ❖ Covered car space
- ❖ Immediate availability

#### SPACIOUS ENTRANCE HALL:



Door entry phone, cloaks cupboard with meter, radiator, linen cupboard, digital programmer.

#### BEDROOM 1:



13'3 x 11'3 (4.03m x 3.42m) Aluminium windows, radiator, coved ceiling, built in wardrobe cupboard with storage cupboards above.

#### BEDROOM 2:



12'6 x 10'9 (3.81m x 3.27m) Aluminium windows, radiator, built in wardrobe cupboard with storage cupboards above, telephone point.

**BATHROOM:**

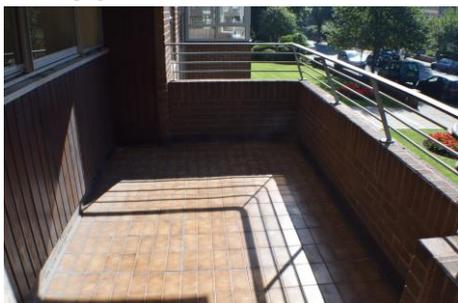
Coloured suite comprising panelled bath with mixer tap, pedestal wash basin, low-level WC, corner shower cubicle with tiling to walls and with Triton T80 shower, fully tile walls, shaver point, double panelled radiator.

**SEPARATE CLOAKROOM:**

Coloured with low-level suite, pedestal wash hand basin with mixer tap, fully tiled walls, radiator, shaver point.

**SITTING ROOM:**

19'3 into bay window x 12'6 (5.86m x 3.81m) Double aspect north and west, two radiators, aluminium windows, coved ceiling, TV aerial point, central heating thermostat, aluminium doors to:

**BALCONY:**

West facing 12'9 x 6'9 (3.88m x 2.05m) Ceramic tiled floor.

**KITCHEN:**

11'6 x 7'6 (3.50m x 2.28m) Range of wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for fridge, space for cooker, cupboard housing Worcester wall mounted gas fired central heating boiler, radiator, fully tiled walls, aluminium window.

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)

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