

17 Willow Court
55 Palmeira Avenue
Hove
BN3 3GR

TO
LET



**2 BEDROOM PURPOSE BUILT FLAT
ENJOYING VIEW OVER
COUNTY CRICKET GROUND**

£1,275.00 PCM

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Residential Sales & Lettings

A second floor flat (No lift) occupying a popular and central location in Hove.

Accessible Church Road shops, restaurants café bars and St Ann's Well Gardens.

- ❖ 2 Bedrooms (1 double, 1 single)
- ❖ Kitchen, shower room
- ❖ Sitting room overlooking Cricket Ground
- ❖ Gas central heating, double-glazing
- ❖ Newly redecorated and carpeted
- ❖ Access to communal roof terrace overlooking Cricket Ground
- ❖ Immediate availability

ENTRANCE HALL:

Storage cupboard, cupboard over, cloaks cupboard with storage cupboard over, further recess cupboard for Hoover, ironing board etc.

SITTING ROOM:



17'6 into bay window x 11'9 (5.33m x 3.58m) uPVC double-glazed windows enjoying stunning view across Sussex County Cricket Ground, contemporary vertical radiator, inset ceiling down lighters, TV aerial point, door entry phone.

INNER HALLWAY:

Thermostat.

BEDROOM 1:



17'3 x 10'6 (5.25m x 3.20m) uPVC double-glazed windows, radiator, recess wardrobe cupboard with hanging and shelved storage space and with storage cupboard above.

BEDROOM 2:

7' x 7' (2.13m x 2.13m) uPVC double-glazed window, radiator, enjoying views over Sussex County Cricket Ground.

SHOWER ROOM:

Walk-in shower with mixer valve, rinser and rain head, part tiling to walls, wash hand basin with contemporary mixer tap, low-level WC with dual flush cistern, uPVC double-glazed window, towel rail

KITCHEN:

Double aspect 10' x 6'3 plus door recess (3.04m x 1.90m) Range of modern wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel sink unit with mixer tap, Indesit fridge, Indesit freezer, Ice King fridge, Bosch washing machine, Valiant wall mounted gas fired central boiler, inset stainless steel four burner gas hob with oven under and with extractor hood above, laminate floor, again enjoys a view over the County Cricket Ground.

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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