



## Wilbury Avenue, Hove, BN3 6GJ

£900 Per month



- Studio Flat
- Separate Kitchen
- Good Storage
- Unfurnished

- Small Balcony
- Bathroom With Shower
- Electric Heating
- Sole Agent

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### Summary

Priors are pleased to offer a GROUND FLOOR STUDIO CLOSE TO HOVE STATION. The flat is offered on an unfurnished basis and has access to a small private balcony. Cornwall court is situated in Wilbury Avenue which is a sought after residential location ideally located for access to Hove Station. Bus services pass nearby providing access to most parts of Brighton & Hove.

### Entrance Hall

Good range of built in storage cupboards.

### Studio Room

21 x 8'3 (6.40m x 2.51m)  
Good size room with single glazed window, night storage heater and door leading onto Balcony

### Kitchen

10 x 4 (3.05m x 1.22m)  
Base and eye level units incorporating cupboards, drawers and working surfaces.  
Plumbing for washing machine. Oven and Fridge Freezer.  
Wall shelving.

### Bathroom

White suite incorporating bath with shower over. WC, Wash hand basin.  
Part tiled walls, airing / linen cupboard. Window.

### Useful Information

Council Tax Band : A  
Parking Zone : O  
EPC Grade : D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>		51	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

