



Osborne Villas, Hove, BN3 2RA
£1,450 Per month



- Large Private Patio and Garden
- Generously sized double bedroom
- Located just off Church Road

- Bright lounge with feature fireplace
- Modern Bathroom
- Walking distance to Hove Lawns and the Beach

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Summary

LARGE ONE BEDROOM LOWER GROUND FLOOR FLAT WITH PRIVATE REAR GARDEN

The property has been decorated to a very high standard throughout boasting a modern kitchen and bathroom, both with tiled flooring. It has large windows throughout allowing in plenty of light throughout the property.

The lounge is situated at the front of the building and benefits from a feature fireplace. The separate kitchen has more than ample storage space and is equipped with an integrated oven and hob and plumbing for a washing machine. It also leads out onto a private east facing patio/garden area. The generous double bedroom is located at the rear of the property, facing onto the garden.

Located in the highly sought-after central Hove area, there is easy access to nearby shopping facilities, restaurants, cafes and bars on Church Road and George Street. Hove Mainline Railway Station is nearby, offering direct access to Gatwick, London and Brighton. There are also frequent buses providing easy access to the rest of the city.

Lounge

10'10" x 11'2" (3.31 x 3.42)

Situated at the front of the building and benefits from a feature fireplace

Kitchen

7'0" x 12'3" (2.14 x 3.74)

White Units with ample storage space and is equipped with an integrated oven and hob. Plumbing for a washing machine.

Bedroom

10'10" x 8'9" (3.32 x 2.69)

Generous double bedroom located at the rear of the property, facing onto the garden.

Bathroom

7'6" x 4'10" (2.31 x 1.49)

Fully Tiled, Bath with Shower Attachment, Wash hand basin and W/C

Garden

Accessed from the Kitchen, private east facing patio/garden area

Useful Information

EPC - C

Council Tax Band - A

Parking Zone - N

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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