



## Queens Gardens, Hove, BN3 2LR

£1,500 Per month



- Private balcony with sea view
- Unfurnished
- En-suite and separate WC
- Well maintained building

- Prime location
- Block heating and hot water
- Good size double Bedroom
- Available now

# Queens Gardens, Hove, BN3 2LR

## £1,500 Per month



### Summary

A beautifully presented one-bedroom apartment offering bright, contemporary accommodation in a convenient city location.

Situated in a well-maintained building, this flat features a stunning sea view from the balcony which is off the lounge. Featuring a modern fitted kitchen with integrated appliances, a spacious double bedroom, and a sleek shower room with walk-in shower, the property is finished in neutral tones throughout and is ready for immediate occupation.

The prime location near Church Road and the seafront ensures that you are never far from the vibrant heart of the town. Whether you are looking for a peaceful retreat by the sea or a convenient base to explore the local amenities, this property offers the best of both worlds.

\*Additional £150pcm for block heating and hot water\*

### Lounge

(21x14) ((6.40mx4.27m))

Spacious lounge with access to balcony.

### Balcony

West facing balcony with sea views.

### Kitchen

High gloss fitted kitchen including washing machine, fridge freezer, oven and hob.

### Bedroom

(11x13) ((3.35mx3.96m))

Good size double bedroom with wardrobe leading to en-suite shower.

### En-suite

White en-suite shower room with wash hand basin, WC and towel rail.

### Separate WC

### Useful information

EPC-C

Council Tax Band-C

Parking Zone-N

### 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>                                   | 77                         | 80        |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (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<br>2002/91/EC |           |

