



Queens Gardens, Hove

Per Calendar Month
£2,000 Per

- DIRECT SEA VIEWS
- ALLOCATED PARKING AT ADDITIONAL COST
- CONCIERGE SERVICE
- IMPECCABLY PRESENTED THROUGHOUT
- SECURE UNDERGROUND PARKING
- ONE DOUBLE BEDROOM
- GRADE II LISTED BUILDING
- COUNCIL TAX BAND - C
- EPC C
- 72 SQM

GENEROUSLY-SIZED AND SUPERBLY PRESENTED ONE BEDROOM APARTMENT SET ON THE RAISED GROUND FLOOR OF A DISTINGUISHED AND RECENTLY RESTORED GRADE II LISTED BUILDING LOCATED ON HOVE SEAFRONT; ENJOYING UNINTERRUPTED VIEWS ACROSS HOVES ICONIC BEACH HUTS TOWARDS THE SEA, A HANDY STORAGE LOCKER, PRIVATE MEETINGS CAN ALSO BE HELD IN THE RESIDENTS LOUNGE.

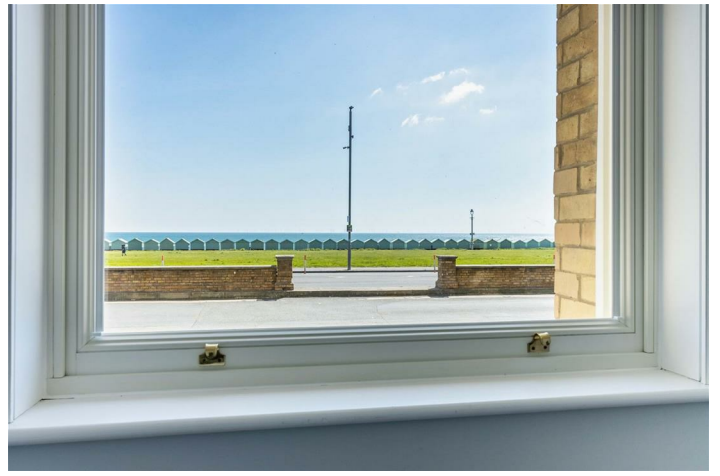
Situated on the raised ground floor of this most impressive and pleasingly symmetrical yellow brick Victorian building, this considerable home enjoys all the indulgences of modern living within a historic setting. Immaculately presented throughout, the apartment boasts a large open plan lounge, designer kitchen with integrated Bosch appliances and dining area with beautiful parquet oak flooring, bespoke fitted shutters and underfloor heating. Adjacent is a spacious double bedroom with direct sea views and fitted wardrobes, an elegant shower room and a handy utility room can both be accessed from the hallway. The property has an extensive bicycle storage area and an additional locker.

A chic residents lounge with full IT services and a meeting room offers a sophisticated spot to gather with friends, work from home or hold appointments.

Only moments away from the heart of Hove, when it comes to shops, bars and restaurants there's no shortage of choice as the amenities of Church Road, Western Road and

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

Robert
Luff & Co
Sales | Lettings | Commercial

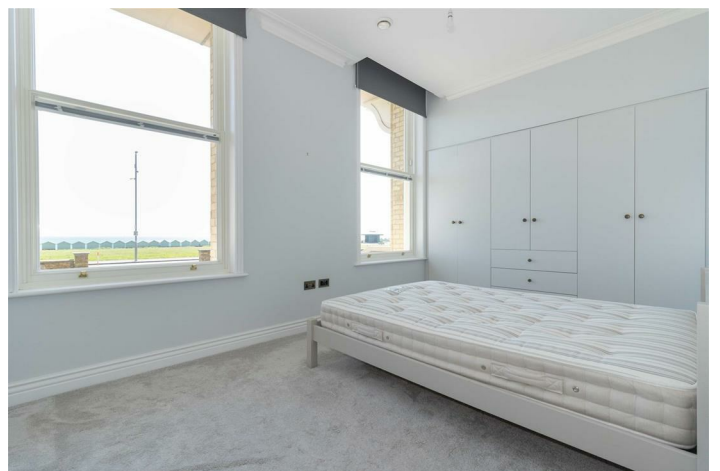


Accommodation

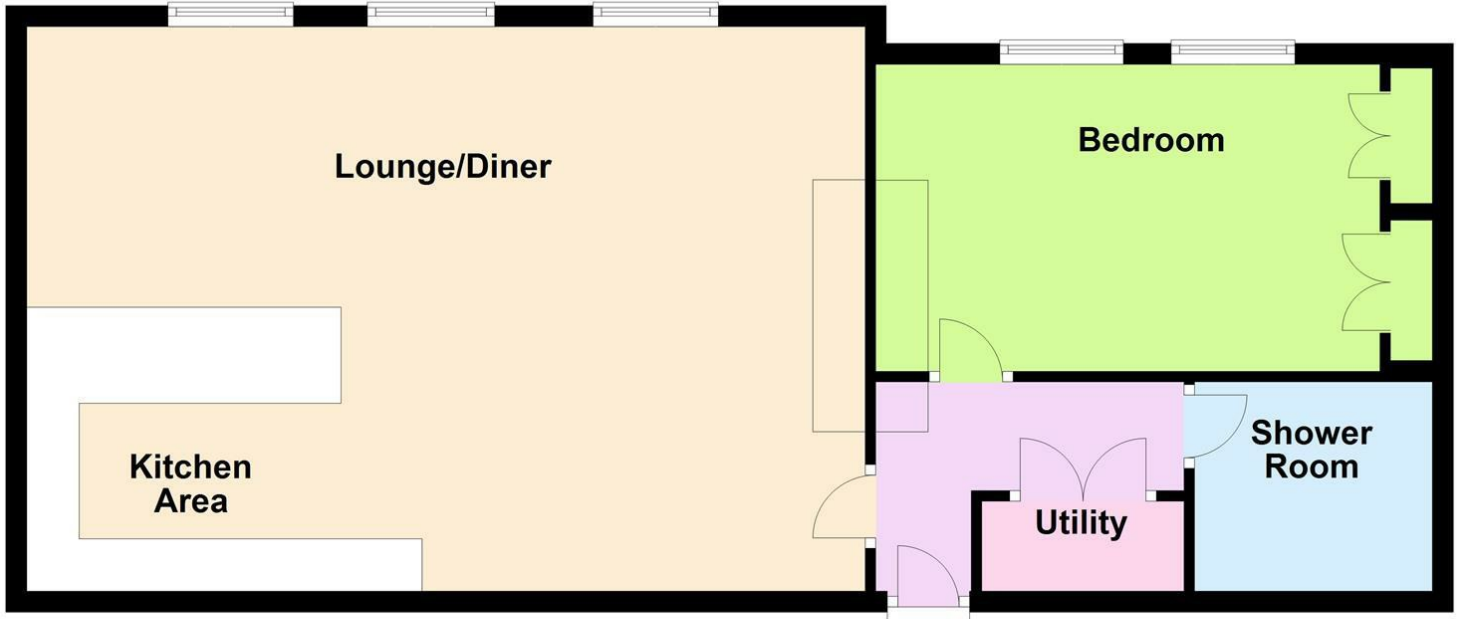
Open plan Kitchen / Lounge / Diner 26'2" x 17'8" (8 x 5.4)


Bedroom 16'6" x 9'6" (5.04 x 2.9)


Bathroom 7'2" x 7'2" (2.20 x 2.20)



Floor Plan



| Energy Efficiency Rating | | Current | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (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  | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | | EU Directive 2002/91/EC  | |

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.