



## First Avenue, Hove

- ONE BEDROOM APARTMENT
- NEWLY DECORATED
- SEA VIEWS
- LOCATED IN THE EVER POPULAR FIRST AVENUE
- PERIOD BUILDING

£1,150

£1150 - PER CALENDAR MONTH AVAILABLE NOW !!

Robert Luff & Co are delighted to bring to market this rarely available second floor flat located on one of Hove's most sought after roads; First Avenue. Accommodation offers; open planned kitchen / lounge, bedroom with space for storage, bathroom and separate WC.

The property is located in undoubtedly one of the best positions on Hove's famous First Avenue, being mere steps from the iconic seafront and promenade. Adjacent to Church Road, the property is surrounded by amenities including many bars, restaurants and cafes and well as being walking distance away from Hove mainline railway station, offering direct services to London and routes covering the South West and East.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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**Robert  
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## Accommodation

### Entrance Porch

Front door.

### Separate WC

Low level flush WC. Wash hand basin. Radiator. Tiled floor.

### Open Plan Kitchen/Lounge 16'2" x 12'6" (4.93 x 3.83)

A range of matching wall and base units. Worktop incorporating stainless steel sink with mixer tap and drainer. Built in Oven. Built in electric four ring hob. Extractor fan over. Space and plumbing for washing machine. Space for tumble dryer. Two radiators. Two sash windows.

### Bedroom 16'0" x 6'7" (4.9 x 2.03)

Sash window. Radiator.

### Bathroom

Panel enclosed bath with shower over. Wash hand basin. Radiator. Extractor fan. Tiled floor.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Floor Plan

Approx. 35.6 sq. metres (383.4 sq. feet)



Total area: approx. 35.6 sq. metres (383.4 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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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.