



Lower Ground Floor 134 Westbourne Street

Hove, BN3 5FB

£795 PCM

Lawton & Dawe Properties have for rent this lower ground floor studio flat, with its own entrance. The property is located in a convenient, popular location close to plenty of local shops, cafe's, and amenities. It is a short walk to a bus stop serving the city and a 10 minute walk from Hove station.

The studio itself benefits from an entrance hall with storage cupboard, separate WC, and living space with kitchen area (with oven and undercounter fridge) and shower cubicle. Rent includes water rates. ****Furnished by negotiation****

Holding fee (one week) £183.00

Security deposit (5 weeks) £917.00

Council band A

Rent is exclusive of any bills. Please contact us for details of potential permitted fees during the tenancy and full information of holding deposits, dilapidations deposits and referencing requirements. Please be aware we are members of ARLA Propertymark for Client Money Protection and we are members of The Property Ombudsman.

Viewing

Please contact our Lawton & Dawe Properties Ltd Office on 01273917791

if you wish to arrange a viewing appointment for this property or require further information.

- Studio flat
- EPC
- Convenient location
- Separate entrance
- Short walk to Hove station
- External storage cupboard



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) 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		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.