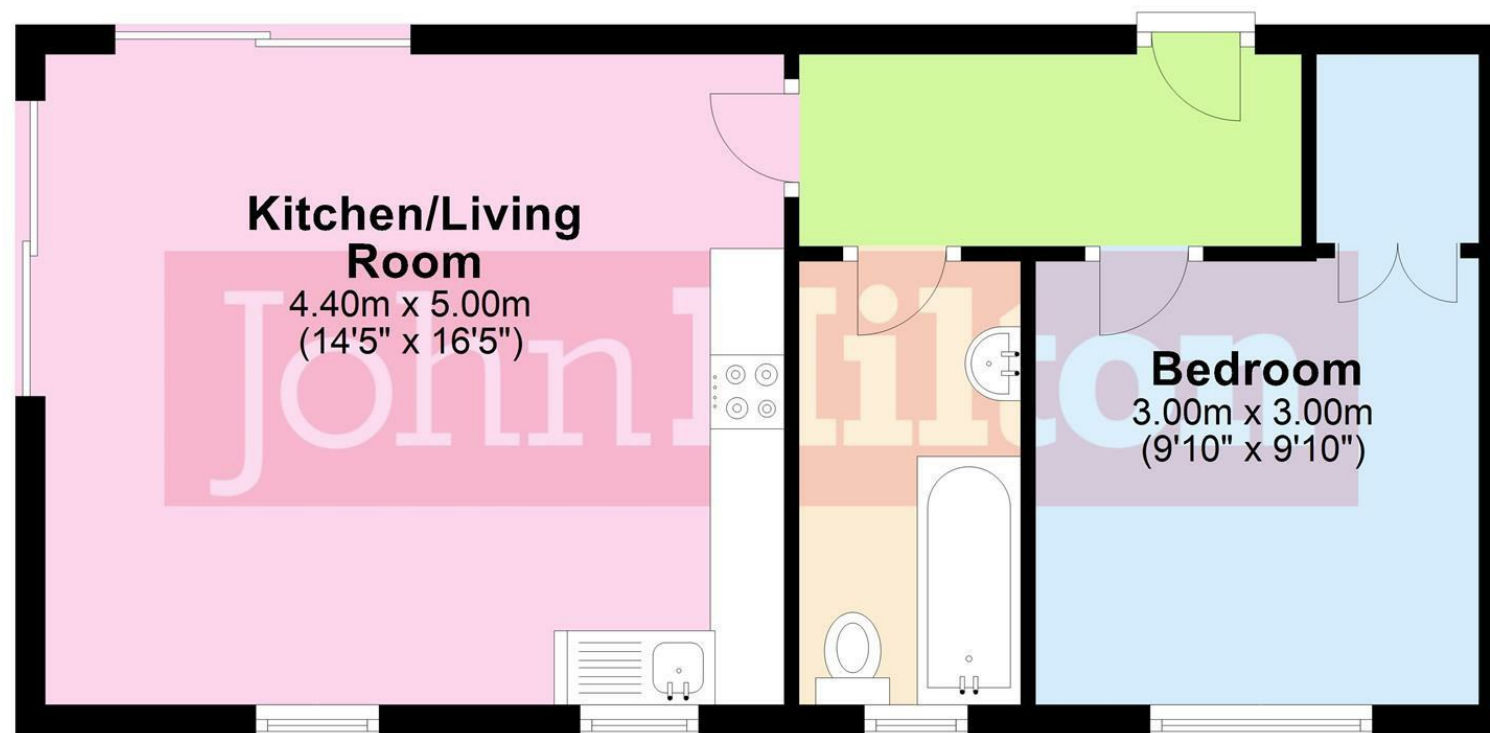


## Ground Floor

Approx. 42.7 sq. metres (459.3 sq. feet)



Total area: approx. 42.7 sq. metres (459.3 sq. feet)



Total Area Approx sq ft

F2, 28 Palmeira Avenue, Hove, BN3 3GB

To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
132-135 Lewes Road, Brighton, BN2 3LG  
01273 608151 or sales@johnhiltons.co.uk

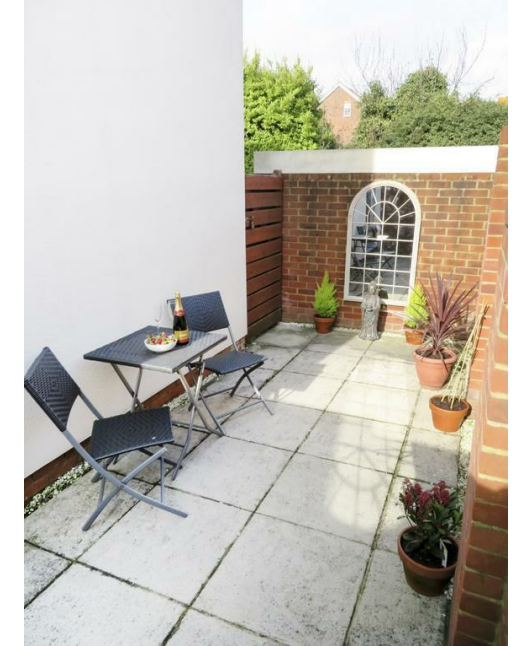
**PCM - £1,375 PCM**



## F2, 28 Palmeira Avenue, Hove, BN3 3GB

- \*A beautiful 1 bedroom ground floor flat
- \*Sited in the popular Palmeira area in central Hove
- \*Modern neutral décor
- \*Patio garden
- \*Good size open plan living room kitchen
- \*Double bedroom with built in cupboards
- \*Part furnished
- \*No pets
- \*Available from 25 July 2023

\* A holding deposit of £317.30 will be required to secure the Property which is equivalent to 1 weeks rent. Once referencing is complete the Holding Deposit will go towards the first month's rent on move in  
 \* The above details are intended for information purposes only and do not constitute an offer or form part of a contract. A tenancy will be granted subject to referencing and contracts



Council Tax band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	