

# PORT • HALL

ESTATES



Blatchington Road  
Hove  
BN3 3YG



**TO LET**  
£1,450 Per month

## **Summary:**

A recently refurbished and redecorated 2 bedroom flat occupying central residential location just off Blatchington Road, readily accessible to shops, restaurants, George Street and Hove station being a 5 minute walk away as well as other amenities. 2 Bedrooms, WC with bath and shower over head, spacious lounge, newly fitted kitchen and gas central heating.

### **KITCHEN:**

12'3 x 6'3

Newly fitted kitchen, range of wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel Lamona sink unit with mixer tap, inset four burner stainless steel Lamona gas hob with matching stainless steel oven under, stainless steel extractor hood, part tiling to walls, space for washing machine, Vaillant gas fired central heating boiler, vinyl flooring, Radiator and sash windows.

### **LIVING ROOM:**

19'3 x 13'6

Spacious living room, newly fitted carpet, radiator and sash windows.

### **BEDROOM 1:**

21'3 x 12'9

Irregular shaped bedroom, velux windows and radiator.

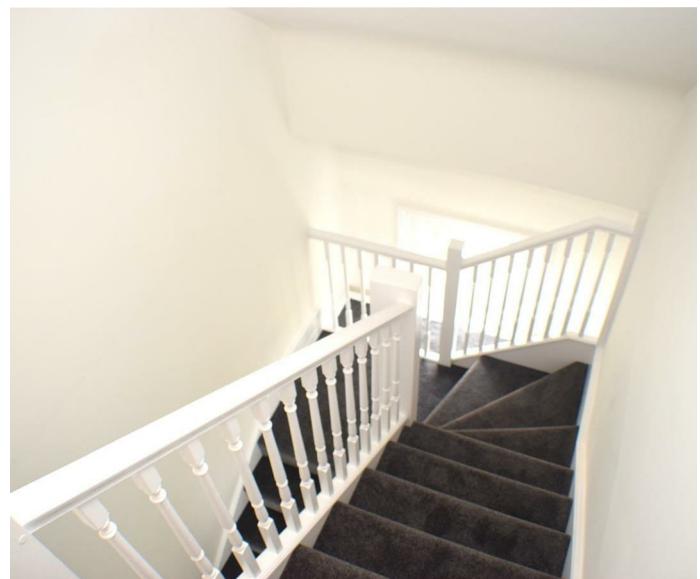
### **BEDROOM 2:**

12'6 x 9'3

Small sized bedroom with velux window and radiator.

### **BATHROOM:**

White suite comprising panelled bath with mixer tap, hand shower apparatus and glazed screen, pedestal wash basin, low-level WC, windows, extractor fan with newly fitted vinyl flooring.





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

## Viewing

Please contact our Port Hall Estates Office on 01273 559846 if you wish to arrange a viewing appointment for this property or require further information.



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