



## Blatchington Road, Hove, BN3 3YL

£1,300 Per month



- Fully refurbished throughout
- Contemporary shower room
- Bright lounge with attractive bay window
- Excellent transport links
- Available Now

- Newly fitted kitchen
- New wood-effect flooring
- Central Hove location
- Close to local amenities

# Blatchington Road, Hove, BN3 3YL

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### Summary

Fully refurbished flat situated on the popular Blatchington Road, Hove. Having undergone a full renovation, this property is presented to an exceptional standard and is available to let immediately.

The accommodation comprises a bright and generous lounge, a newly fitted kitchen, well-proportioned bedroom, additional room for a home study or dressing room, together with a contemporary shower room. Throughout the property, brand new flooring and fresh decoration create a clean, modern canvas ready to personalise.

Blatchington Road offers an outstanding array of local amenities, independent cafés, shops, and restaurants within moments of the front door, with excellent transport links connecting to central Brighton, the seafront, and beyond.

### Lounge

14 x 11 (4.27m x 3.35m)

A generous Lounge featuring an bay window that floods the space with natural light. The fresh, neutral décor and new wood-effect flooring create a warm and contemporary setting ideal for relaxing and entertaining

### Kitchen

10 x 9 (3.05m x 2.74m)

Fitted kitchen finished with shaker-style cabinetry in a soft grey tone, complemented by stone-effect worktops and a classic white metro tile splashback. The kitchen benefits from an AEG double oven with gas hob, a stainless-steel pull-out tap, and integrated storage units. New wood-effect flooring throughout completes the fresh, contemporary feel.

### Bedroom 1

11 x 11 (3.35m x 3.35m)

A spacious and well-proportioned principal bedroom benefitting from a large bright window and neutral decoration throughout.

### Study

8 x 5'3 (2.44m x 1.60m)

A versatile room, offering excellent flexibility as either a dedicated home office, dressing room or a space for guests to stay.

### Shower Room

The suite includes a large shower enclosure with chrome thermostatic fittings, a vanity unit with wash basin and under-sink storage, a close-coupled WC, and a mirrored wall cabinet. Finished with textured grey wall panels

### Useful Information

Council Tax - A  
 Parking Zone - N  
 EPC - C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		70	75
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

