



## Adelaide Crescent, Hove, BN3 2JG

**£1,395 Per month**

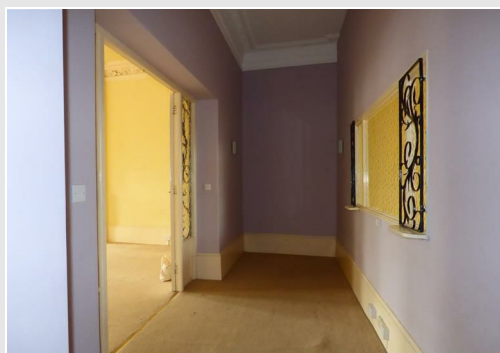


- Mansion Style Ground Floor Flat
- Approx 350 Yards From The Beach
- Double Bedroom
- West Facing Patio / Garden
- Unfurnished

- Very Sought After Location
- Huge Lounge
- Central Heating
- Sole Agent
- Viewing Advised

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### Summary

UNFURNISHED MANSION STYLE ONE BEDROOM FLAT WITH PRIVATE PATIO / GARDEN IN CENTRAL HOVE. 'SHABBY-CHIC' THE FLAT IS A LITTLE DATED BUT IN A VERY DESIRABLE LOCATION WITH A HUGE LOUNGE. The flat benefits from a very spacious drawing room and private rear west facing patio. Close to Hove seafront with its desirable beaches and lawns. Bus services run nearby, and Brighton train station is approximately 15 minutes away. Professionals Only. Parking Zone-M. Council Tax-E. EPC-D.

### Lounge

20'3x26'4 (6.17mx8.03m)

Mansion style lounge with three large original sash windows and shutters.

Stone decorative feature fireplace.

### Bedroom

16'1x16'6 (4.90mx5.03m)

Large double bedroom with large sash windows.

### Kitchen

10'9x13'4 (3.28mx4.06m)

Spacious double aspect kitchen (South & West) with feature domed ceiling.

Fitted kitchen units comprising cupboards, drawers and working surfaces.

Built in oven. Fridge-freezer. Plumbing and space for washing machine.

### Bathroom

Modern white suite with wash hand basin, bath with shower over and part tiled walls.

### Separate WC.

### Rear Garden Area

A good sized West facing rear patio garden area which benefits from afternoon / evening sun.

### Hallway

The hallway runs through the flat and includes a large area between the lounge and bedroom which can be used as an office / study or a dining area.

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>		
(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	

