



Eaton Gardens, Hove



Per Calendar Month
£1,350 Per

- Two Double Bedroom Apartment
- Hove Station Location
- Brand New Kitchen
- Refurbished Throughout
- Allocated Parking Space
- West Facing Balcony
- Available Now
- EPC Rating C

*ALLOCATED PARKING * CENTRAL HOVE LOCATION * Robert Luff Lettings present this REFURBISHED and spacious TWO BEDROOM apartment situated in desirable Hove. Located within easy reach of HOVE MAINLINE STATION, restaurants, and shops at Church Road. The property also features a SUNNY ASPECT BALCONY. This amazing apartment is AVAILBALE NOW, so do not miss out!

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Entrance

Communal Entrance Hall

Lift and stairs to first floor. Door:-

Entrance Hall

Coving, storage cupboard with hanging, storage cupboard with shelving, storage cupboard housing with shelving housing meters, thermostat, radiator, wall mounted security entry phone.

Cloakroom / WC

Low level flush WC with matching wash hand basin, wall mounted mirror, wall mounted towel rail, radiator, extractor fan.

Lounge 11'06x17'0 (3.51mx5.18m)

Coving, two radiators, double glazed sliding door to side aspect providing balcony aspect.

Kitchen 8'09x8'05 (2.67mx2.57m)

Newly fitted kitchen, a range of matching white gloss wall and base units, four ring electric hob with oven under and extractor over, chrome splash back, stainless steel sink with mixer tap and drainer inset into worksurface, washer/dryer, fridge/freezer, partially tiled walls, radiator, carbon monoxide alarm, double glazed windows to rear aspect.

Bedroom One 9'08x16'0 (2.95mx4.88m)

Coving, radiator, double glazed window to side aspect.

Bedroom Two 7'08x16'0 (2.34mx4.88m)

Coving, radiator, double glazed window to side aspect.

Bathroom

Panel enclosed bath with glass screen, mixer taps and power shower over. Pedestal wash hand basin, wall mounted vanity storage unit. Majority tiled walls, extractor, wall mounted heated towel rail.

Outside

Balcony

Glass panel enclosed with ironing railing, west facing.

Allocated Parking Space

Off road allocated parking for one car.

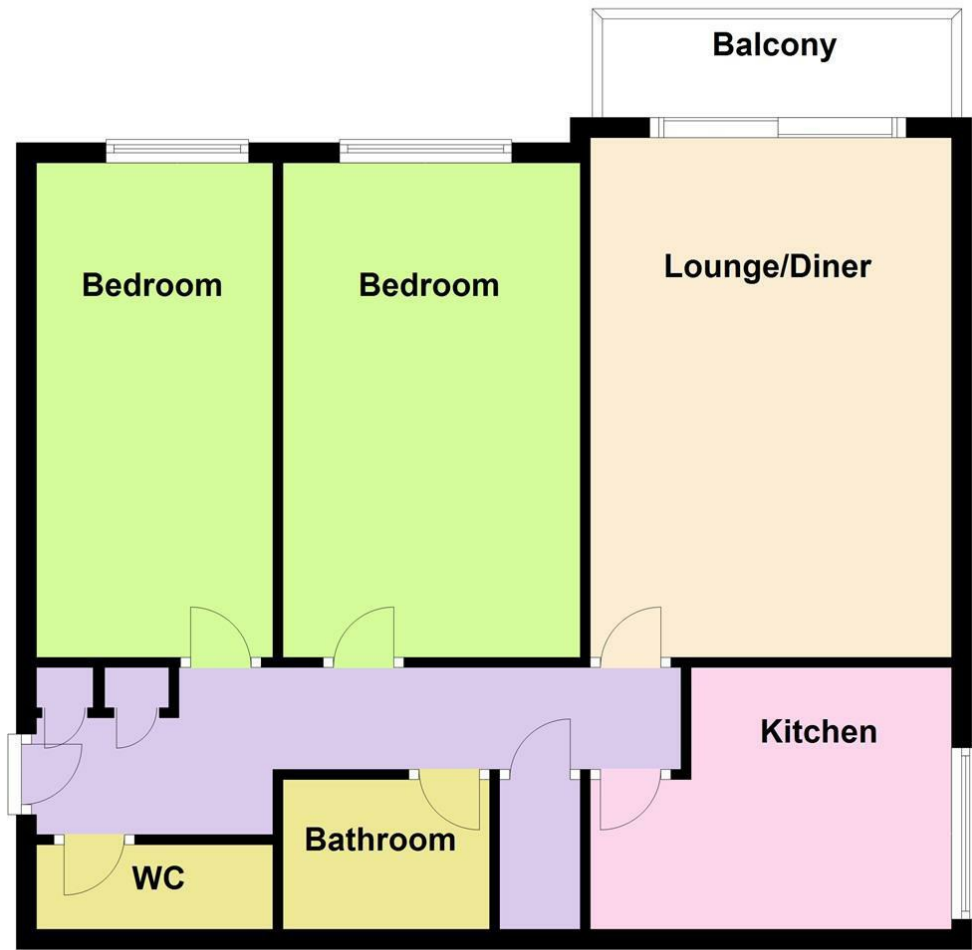


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

T: 01903 331247 E: info@robertluff.co.uk

www.robertluff.co.uk

Floor Plan



Energy Efficiency 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		
England & Wales		EU Directive 2002/91/EC

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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.