



£2,400 Per
Calendar Month

Worcester Villas, Hove

- AVAILABLE NOW
- REFURBISHED THROUGHOUT
- THREE DOUBLE BEDROOMS
- EPC RATING D
- HOVE LOCATION
- BRAND NEW FITTED KITCHEN
- CLOSE TO STATION

**** VIEWINGS FULLY BOOKED ** AVAILABLE NOW!** Robert Luff & Co Lettings are delighted to present to market this stunning three bedroom house on Worcester Villas. The property is finished to a high standard throughout having been completely renovated. Ideally situated in Hove off of New Church Road the property offers easy access to transport links including Portslade Station and bus links into Brighton city centre for those commuters or keen shoppers. The property comprises of three double bedrooms, newly fitted bathroom and kitchen. The spacious open plan lounge / diner is perfect for entertaining guests. The rear garden is a lovely feature of the property, allowing those summer BBQs as we enter the warmer months.

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Accommodation

Entrance

Hallway

Radiator, smoke alarm, window to side aspect, stairs to first floor landing, storage cupboard under stairs housing meters.

Lounge / Diner 10'73x24'35 (3.05mx7.32m)

Open plan lounge/diner, strip wood flooring, bay windows to front aspect, window to rear aspect, two radiators, coving.

Kitchen 5'59x24'35 (1.52mx7.32m)

Newly fitted kitchen, range of matching wall and base units, integrated fridge and freezer, four ring gas hob with oven under and extractor over, sink unit inset into work surface with mixer tap and drainer, fully tiled floor, partially tiled walls, window to side aspect, windows to rear aspect and glass door providing rear garden access.

First Floor Landing

Window to side aspect, radiator, loft access, smoke alarm, newly laid carpet, storage cupboard.

Bathroom

Newly fitted suite comprising; panel enclosed bath with mixer tap, shower attachment and shower attachment over, glass screen, fully tiled walls, low level flush WC, wash hand basin with mixer tap, wall mounted heated towel rail, frosted window to side aspect.

Bedroom One 14'98x12'67 (4.27mx3.66m)

Bay windows to front aspect, radiator, newly laid carpet.

Bedroom Two 9'61x11'28 (2.74mx3.35m)

Window to rear aspect, radiator, newly laid carpet, coving.

Bedroom Three 9'59x11'47 (2.74mx3.35m)

Window to rear aspect, radiator, coving, newly laid carpet.

Outside

Rear Garden

Enclosed garden. Majority laid to lawn and patio. Side gate access.



Floorplan



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		65	77
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 services, systems and appliances listed in this section have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. All measurements are approximate.