



11 First Avenue, Hove, BN3 2FG
£1,350 Per Calendar Month



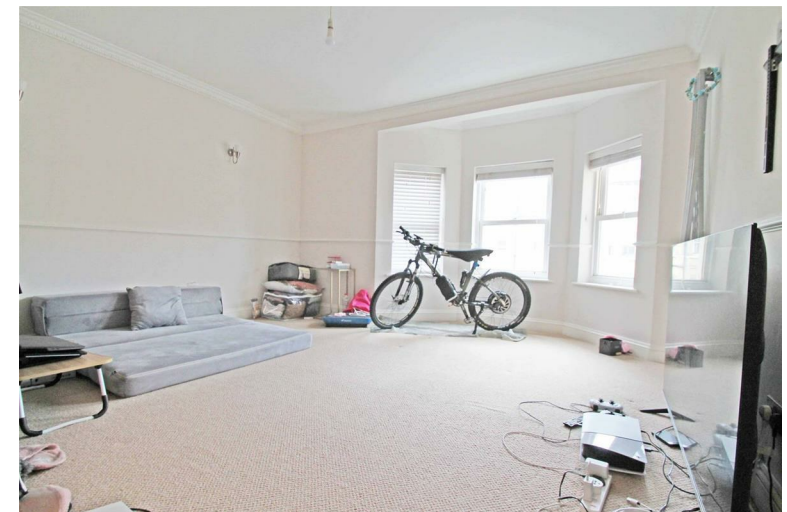
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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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Further Information

A lovely light and bright top floor (3rd) ONE BEDROOM apartment offered in excellent condition throughout. The flat has a good size reception with shutters, a separate kitchen with white goods, a very good size double bedroom with wardrobes and a modern family bathroom with bath and overhead shower.

The property is very well located being close to both Hove seafront and the excellent shops, cafes, restaurants and bars of Church Road.

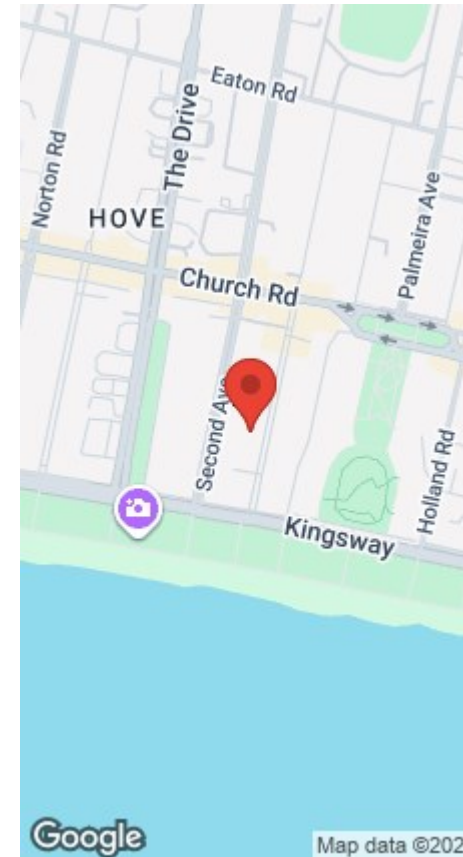
Hove station is within easy walking distance with trains to London, Worthing, Southampton and Portsmouth as well as many others.

The flat suits both singles and couples and is available immediately UNFURNISHED.



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Call 01273 777123 or email property@goldinlemcke.com

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

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		
	77	77
England & Wales		EU Directive 2002/91/EC

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