



8 SCHOOL ROAD HOVE

£1,500 PCM

AVAILABLE END OF AUGUST UNFURNISHED is this double bedroom raised ground floor apartment within a modern development in Poets Corner being within less than half a mile walk of Aldrington Railway Station and within a mile walk of Hove Railway Station and within easy reach of pubs, coffee shops, local amenities and seafront. The property comprises an open plan kitchen/living room with a number of wall and base units with worktop over, integrated fridge freezer, electric oven and electric hob, Double. double bedroom, bathroom with shower over bath, basin and w/c. UPVC double glazed windows with shutters throughout, lifts to all floors,. Please contact us for further information.



- Ground Floor Apartment • All Electric • Double Glazed Windows with Shutters • Allocated Parking and Visitor Permit • Easy Reach of Stations • Council Tax B • EPC - D

Communal Entrance

Video Entry System.

Communal Halway

Post boxed for all apartments. Lift.

Entrance to Apartment

Hallway

Video entry intercom. Storage cupboard housing water cylinder and plumbing for washing machine. LVT flooring. Doors leading to all rooms.

Open Plan Kitchen/Lounge

Kitchen

Range of white gloss wall and base units with worktop surface, stainless steel sink and mixer tap. Electric oven, hob and extractor hood. Integrated fridge freezer. LVT flooring.

Lounge

Storage heater. Double glazed windows with shutters. LVT flooring.

Bedroom

Storage heater. Double glazed windows with shutters. Carpet.

Bathroom

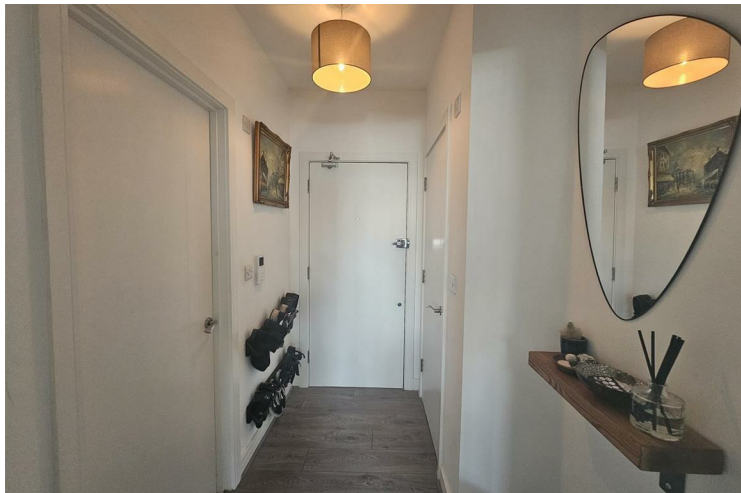
White suite comprising bath with shower over, basin with vanity unit, large mirror over sink and W.C. Heated towel rail. Part tiled walls. Tiled floor.

Parking

Allocated Parking Space and Visitor Permit.

Council Tax Band

This property is currently rated by Brighton & Hove Council at Band B and is excluded from the rent.



References & Holding Payment

* IMPORTANT *

Please be advised that we will require a holding payment which is the equivalent of one weeks rent prior to starting referencing to secure the property. This will be held until the date of move in and will then be deducted from your final rent amount.

If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

If you require further clarification on the above, please do not hesitate to contact us on 01323 894400 option 1 or email lettings@charlescox.co.uk.

Measurement Information

Charles Cox Lettings wish to inform prospective applicants that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.

Viewing Information

To arrange a view of this property please contact CHARLES COX LETTINGS for an appointment. Our opening hours are Monday to Friday 9:00am - 5:30pm please call 01323 894400 option 1 or email lettings@charlescox.co.uk.

Mobile Phone & Broadband Coverage

For mobile phone and broadband information, please use the following website: www.checker.ofcom.org.uk



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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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