



York Avenue Hove BN3

£1,345 Per Month - Available 21/10/2019

150  
YEARS

**HAMPTONS**  
INTERNATIONAL

# York Avenue Hove BN3

£1,345 Per Month - Available 21/10/2019

**\*\*With Garage & rent includes heating\*\*** Three bedroom, 2nd floor apartment with lovely far reaching views. Ideal location for Brighton Station with the added benefits of a garage & West Facing Balcony. EPC:D

Three Bedrooms | Ideal For Station | Heating Included | Dual Aspect Lounge | Sea Views | Close To Park | Central Location | Balcony | Garage | Lots of Storage | Part Unfurnished | Available NOW | Lift In Block.

## Description

**\*\*NO SHARERS OR STUDENTS\*\*** Three bedroom apartment in the sought after location of Furze Hill. Ideally located for St Anne's Wells park and walking distance to the seafront, 7 dials and Brighton and Hove Railway Stations. The property briefly comprises:- Two double bedrooms both with built in wardrobes and double beds and a third single bedroom with access to a west facing balcony. The bathroom is a modern suite which is part tiled with a shower over the bath, plus there is a separate cloakroom. There is a modern fitted kitchen with plenty of white gloss wall and base units & appliances include an electric oven, 5 ring gas hob and extractor, large fridge freezer, dishwasher and a washer dryer. There are also lovely views out to the sea from the kitchen and the living room,

which is a lovely and bright room with a dual aspect. This property benefits from having a garage which is very rare these days and also having the heating bills included within the rent.

## Furnishing

Unfurnished



## Hamptons Brighton and Hove Lettings

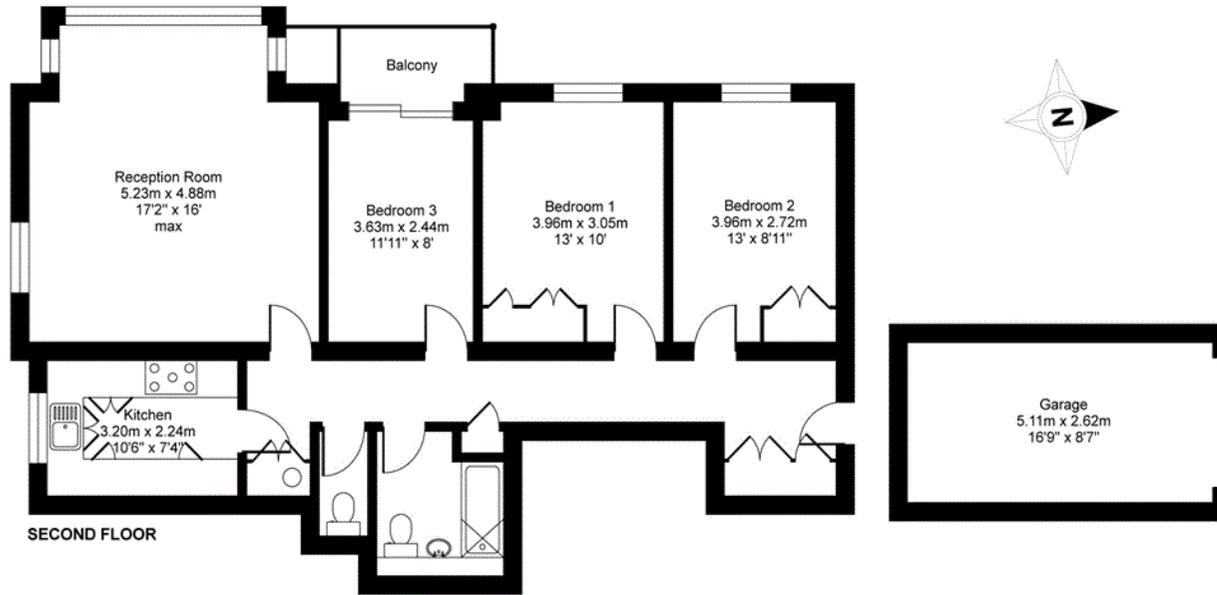
82 Church Road

Hove BN3 2EB

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## Floorplan



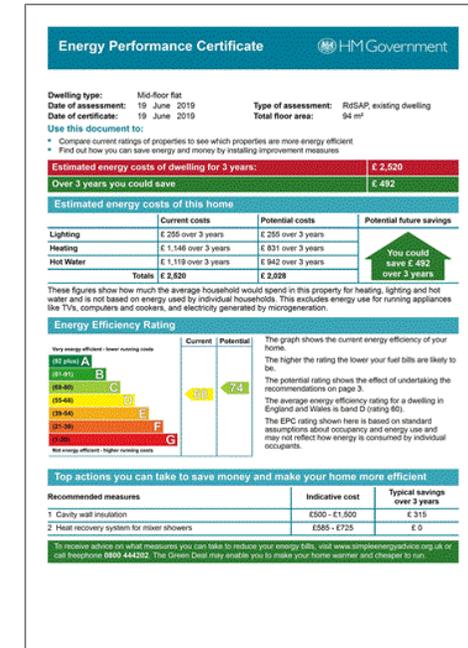
## Aylesbury, York Avenue, Hove, BN3

APPROX. GROSS INTERNAL FLOOR AREA 1114 SQ FT 103.4 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective tenants that we have prepared these particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars.

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