

22
4
Third Avenue
HOVE
£1,400 pcm



DESCRIPTION

Justin Lloyd are delighted to offer for rent a, Stunning first floor two bedroom period apartment on popular Avenue location. With all the period features still intact, this property retains all the charm and elegance to be expected in this style of property including high ceilings, cornicing, sash windows and a fireplace in the living room. The apartment comprises: west facing living room with study room off, kitchen with new appliances, two double bedrooms one with en-suite shower room, bathroom. The property is very well maintained including the communal areas and front refurbished patio. Would suit professional couple, single or two sharers.

- Two double bedroom period conversion flat
- Centrally located with sea views
- Two shower rooms
- Spacious and bright throughout
- Separate study room off living room
- Available from the 8th February 2019
- Unfurnished





FIRST FLOOR

Hall

9' 2" x 4' 11" (2.80m x 1.50m) Pendant light fitting, smoke alarm, entryphone, built in double cupboard, radiator, wooden flooring.

Living Room

17' 9" x 15' 5" (5.40m x 4.70m) Five bulb chandelier, two sash windows with curtains, built in cupboard with recessed shelving, period fireplace, door to study room, radiator, carpeted flooring.

Study

6' 7" x 4' 11" (2.00m x 1.50m) Separate room off living room. Pendant light fitting, radiator, meter cupboard, wooden flooring.

Kitchen

11' 6" x 5' 7" (3.50m x 1.70m) Five bulb chandelier fitting, window, beech effect shaker style base units, wooden work surface, tiled splashback, AEG fridge, Neff electric oven, Zanussi gas hob, AEG washer/dryer, wooden flooring.

Bedroom One

12' 10" x 11' 6" (3.90m x 3.50m) Pendant light fitting, two sash windows with curtains, door to shower room, radiator, wooden flooring.

Shower Room

7' 7" x 2' 7" (2.30m x 0.80m) Bathroom light fitting, shower cubicle, tiled walls, recessed drawers and shelves, wooden flooring.



Bedroom Two

12' 6" x 11' 10" (3.80m x 3.60m) Pendant light fitting, two casement windows, curtains, radiator, carpeted flooring.

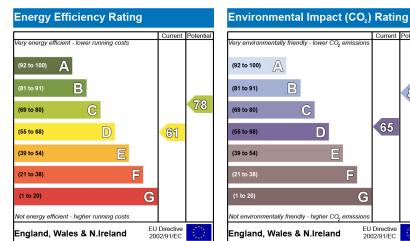
Bathroom

7' 3" x 5' 7" (2.20m x 1.70m) Three spot light fitting, two sash windows, white WC and pedestal sink, walk in shower cubicle, part tiled walls, chrome heated towel rail, mirror, tiled flooring.

ADDITIONAL INFORMATION

Parking Zone N

Council Tax Band C



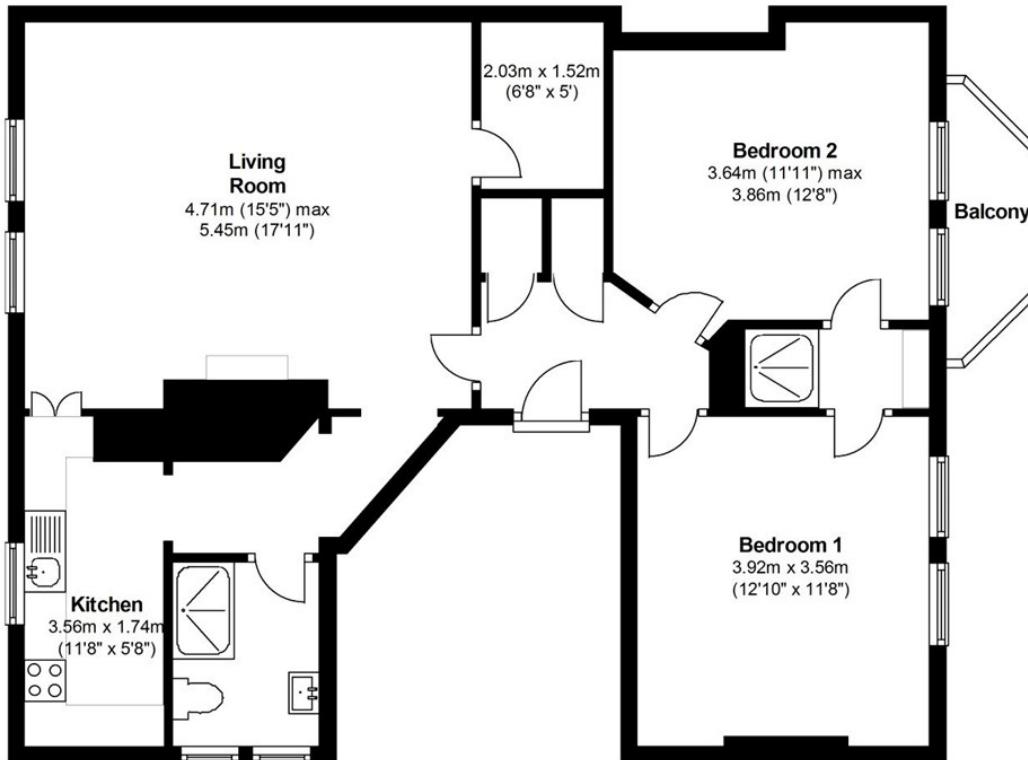
*TENANT FEES

Referencing and Contract Fee £280.00 per tenant; Guarantor Referencing £140.00 per guarantor; Tenancy renewal/extension £60.00; End of tenancy reference fee £30.00 per tenant; Check out inventory fee £60.00 per tenancy; Company Referencing £500.00.

FLOOR PLANS

First Floor

Approx. 79.1 sq. metres (851.0 sq. feet)



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