



3, 23 Waterloo Street, Hove, BN3 1AN

**£1,250 Per month**

Greenways Property are delighted to offer this well presented one bedroom, first floor balcony flat in a great central location close to Brighton Seafront and Hove Lawns. The property offers an attractive living room with wood flooring, large floor to ceiling window overlooking the front of the property and balcony, high ceilings and feature fireplace. Fitted kitchen with washing machine and fridge freezer. White bathroom suite and double bedroom. Other benefits include gas central heating and high ceilings.

Internal viewing highly recommended.

## Communal Hall

Security Entry phone. Stairs to first floor.

## Hall

Door to living room, bedroom and bathroom, door entry phone.

## Living room

18'7 x 11'9 (5.66m x 3.58m)

Easterly aspect Living room with feature floor to ceiling sash windows overlooking Waterloo Street and views toward the sea. Window opening to balcony. Alcove shelving.

## Balcony

Fabulous balcony with views up and down Waterloo Street offering views of the sea.

## Kitchen

16' x 4'5 (4.88m x 1.35m)

Sash window overlooking Waterloo Street. Fitted kitchen with floor and wall mounted units, washing machine, fridge freezer, built-in oven with gas hob above and extractor hood over. tiled splash back.

## Bedroom

10'9 x 7'11 (3.28m x 2.41m)

Westerly aspect sash window to the rear. Wall mounted boiler and alcove shelving.

## Bathroom

6'2 x 5'6 (1.88m x 1.68m)

White bathroom suite comprising panelled bath with shower attachment, part tiled walls, wash basin, low level lavatory and radiator.

## Other Information

UNFURNISHED

AVAILABLE DATE: Now

COUNCIL TAX BAND: Tax band A

LOCAL AUTHORITY: Brighton and Hove

PARKING: Permit parking Zone M

DEPOSIT: £1,442.30

TENANCY LENGTH: 12 Months + (Pref)

# Floor Plan

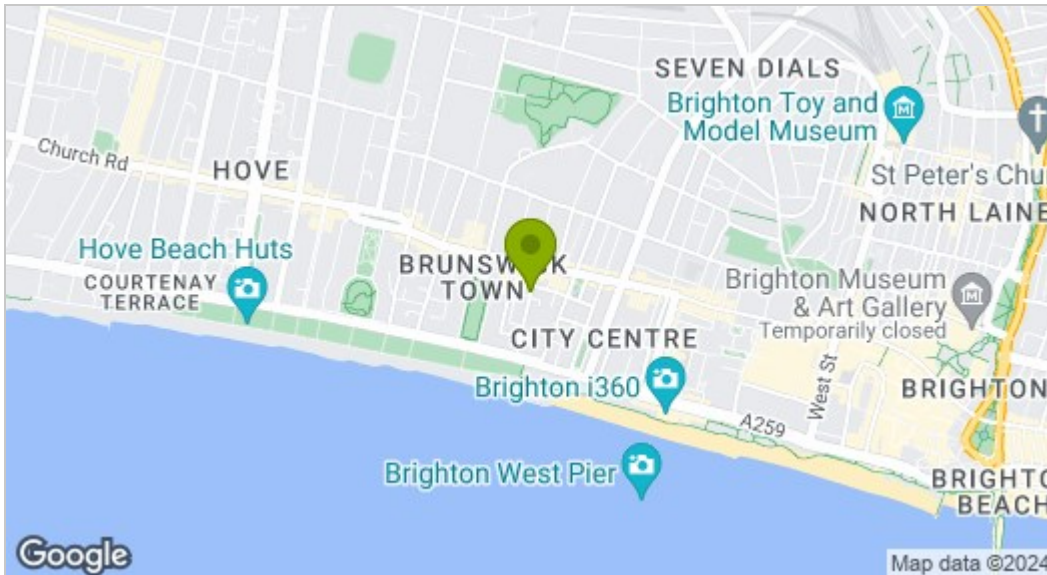
FIRST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA - 452 sq.ft. (42.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**PLEASE NOTE:**

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

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