



## 22 FURZE HILL COURT

HOVE, BN3 1PG

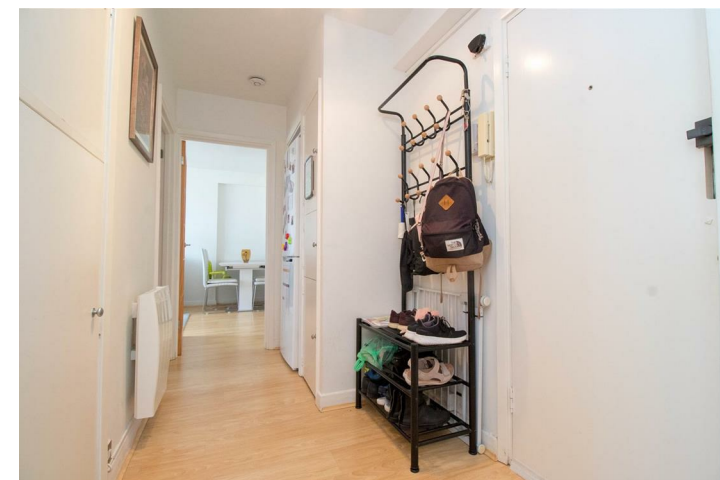
£1,250 PCM

Superb one bedroom apartment with west facing balcony located on the popular location of Furze Hill. This third floor apartment benefits from a great layout, neutral décor and plenty of natural light all combining to make a fantastic living space. Comprising; large westerly facing living room with balcony access, modern kitchen with integrated appliances, shower room and double bedroom with built in storage and further access to balcony running the width of the apartment.

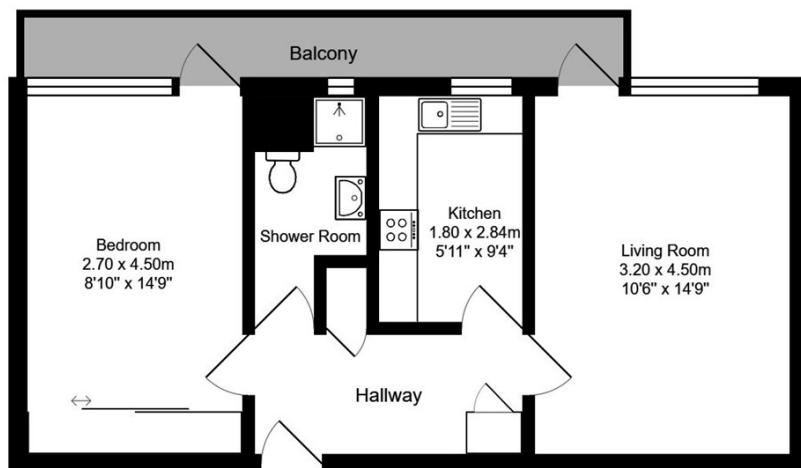
The location will appeal to many being within easy reach of all the City has to offer including popular shops, restaurants and cafes in almost every direction. St Ann's Well Gardens is just outside whilst the seafront is a short walk away. Brighton & Hove mainline stations are both accessible providing regular and direct links to London.

**Nicholas  
James**

SALES LETTINGS AUCTIONS







Furze Hill Court

Total Area: 43.1 m<sup>2</sup> ... 464 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>84</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>67</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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

Hove Lettings  
Ground Floor 8 The Drive  
Hove  
East Sussex  
BN3 3JA

01273 917915  
hello@nicholasjamesproperty.co.uk  
www.nicholasjamesproperty.co.uk

**Nicholas  
James**

SALES LETTINGS AUCTIONS