



**62 CHURCH ROAD**  
HOVE, BN3 2FP

**£575 PER MONTH**

We are pleased to present these two private office spaces with sole use of a separate kitchen and wc on the popular Church Road, Hove. One room is situated on the first floor, with the other room above on the second floor. The space is available on a new licence with electricity, water, buildings insurance, and building maintenance included in the rent. For further details, please contact Nicholas James.

**Nicholas  
James**  
SALES LETTINGS AUCTIONS







| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 62      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| 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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