

Apartment (EPC Rating: )

# FLAT B, 23 FOURTH AVENUE, HOVE, BN3 2PN

## £1,850

**ASTON VAUGHAN**  
Sales and Lettings



# 2 Bedroom Apartment located in Hove

\*\*\* 7 MONTH LET // INCREDIBLY SPACIOUS FURNISHED APARTMENT // BALCONY & COMMUNAL GARDEN \*\*\*

Aston Vaughan are delighted to bring to the market this sizeable 2 bedroom apartment located in the prestigious and highly sought-after area of Central Hove, with Hove's famous seafront & lawns at one end of the road, and a plethora of independent shops, bars, restaurants & cafes at the other!

This property benefits from high ceilings throughout and a balcony with views down to the sea, ideal for a morning coffee! Both bedrooms are incredibly spacious with built-in wardrobes and the living room offers more than enough space for both living & dining, as well as a work space, if required. There is a modern separate kitchen as well as a bathroom suite with shower over bath and a separate W/C.

Available for a 6 month let with immediate occupation. Contact us for more information.

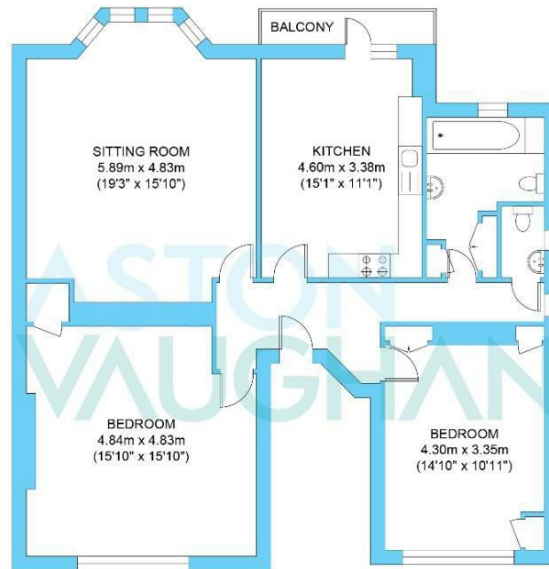


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## Fourth Avenue



First Floor  
Approximate Floor Area  
1081.77 sq ft  
(100.50 sq m)

Approximate Gross Internal Area = 100.50 sq m / 1081.77 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Energy Performance Graph

| Energy Efficiency Rating                    |                            | Current | Potential |
|---|----------------------------|---------|-----------|
| Very energy efficient - lower running costs |                            |         |           |
| (92 plus) <b>A</b>                          |                            |         |           |
| (81-91) <b>B</b>                            |                            |         |           |
| (69-80) <b>C</b>                            |                            |         |           |
| (55-68) <b>D</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<br>2002/91/EC |         |           |

Call us on

**01273 253000**

[info@astonvaughan.co.uk](mailto:info@astonvaughan.co.uk)

[www.astonvaughan.co.uk](http://www.astonvaughan.co.uk)

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 are advised to recheck the measurements.