



216, Hangleton Road, Hove, BN3 7LP

**Spencer
& Leigh**

216, Hangleton Road,
Hove, BN3 7LP

£1,150 Per Month -

- Newly refurbished flat
- Two double bedrooms
- Located on the prime first floor position
- High specification kitchen with appliances
- Shower suite
- Contemporary design
- Pleasant outlook
- GCH & double glazed windows
- Available immediately, unfurnished
- Viewing recommended

Having been newly refurbished and redecorated to a modern and contemporary theme, this two bedroom first floor flat is not one to be missed. Upon entering, the hallway leads through to a lounge with a south easterly aspect and an open plan high specification kitchen with integrated appliances. There are two good size bedrooms and a shower suite. Having white walls and grey carpets results in a bright and airy living environment. The flat has gas fired central heating and double glazed windows. This part of Hangleton has a real community feel and there are many local shops in addition to a regular bus service to the City Centre. Viewing is highly recommended.



Entrance Hall

Open plan kitchen & living room
16'8 x 11'11

Bedroom 1
13'11 x 12'3

Bedroom 2
11'11 x 8'6

Shower room
5'5 x 5'3



Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

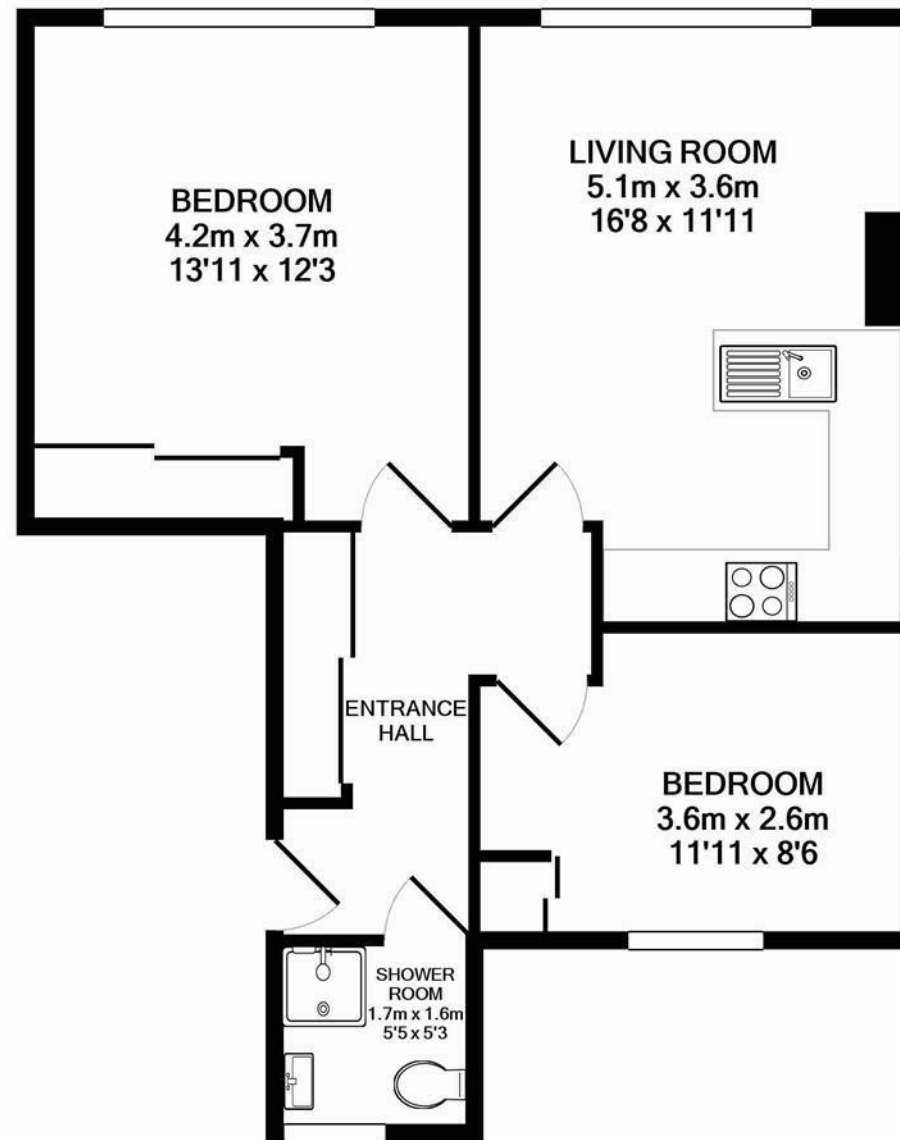
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Council:-
Council Tax Band:-

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

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TOTAL APPROX. FLOOR AREA 51.6 SQ.M. (555 SQ.FT.)
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