



216, Hangleton Road, Hove, BN3 7LP

**Spencer
& Leigh**

216, Hangleton Road,
Hove, BN3 7LP

£995 Per Month -

- Newly refurbished ground floor flat
- One double bedroom
- Private courtyard area
- Spacious 14' lounge
- High spec fitted kitchen
- Separate WC
- Contemporary interior design
- GCH & double glazed windows
- Available immediately, unfurnished
- Viewing recommended

This newly refurbished one bedroom flat is located on the ground floor and has its very own outside courtyard. Having a deceptively spacious feel about it, the flat features a 14' lounge, a modern fitted kitchen with integrated appliances, a good size double bedroom and an en-suite bathroom. Conveniently, there is an additional separate WC. Having newly painted white walls and fitted grey carpets generate a modern and contemporary living space. The flat has gas fired central heating and double glazed windows. Early internal viewing is strongly advised to avoid disappointment. Local shops, a bus route to the City Centre and the Grenadier pub can all be accessed nearby.



Entrance Hall

Living room
14'1 x 13'5

Kitchen
9' x 6'7

Bedroom
16'9 x 10'8

Bathroom
5'5 x 5

Patio Courtyard
9'8 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.

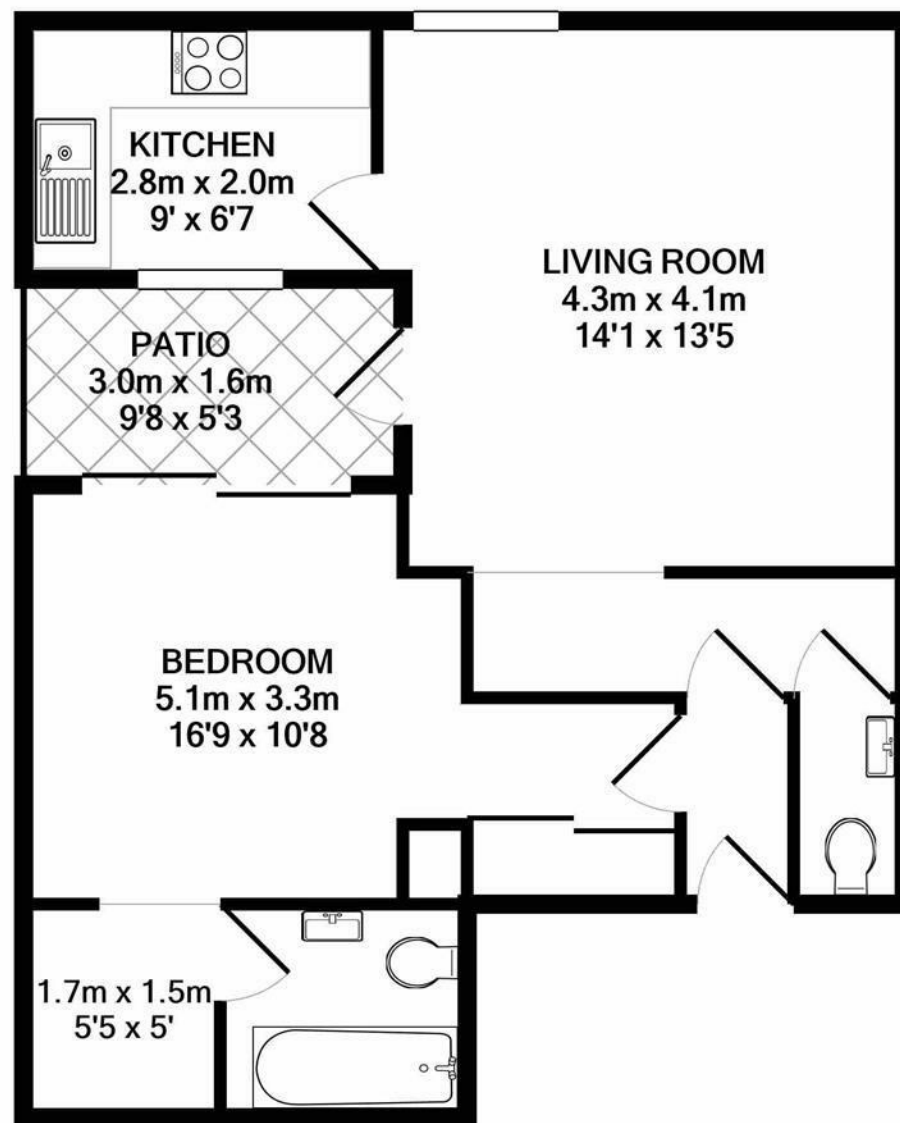
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Council:-
Council Tax Band:-

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 48.1 SQ.M. (517 SQ.FT.)

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