



21, West Way, Hove, BN3 8LD

**Spencer  
& Leigh**

21, West Way,  
Hove, BN3 8LD

£1,795 Per Month -

- Well presented semi-detached bungalow
- Two double bedrooms
- Fitted kitchen with rear garden access
- Spacious lounge with feature fireplace
- Bathroom with shower attachment over bath
- Gas central heating/double glazing
- Garden with shed storage
- Popular location
- Available late July
- Early viewing recommended

This well presented two bedroom semi detached bungalow is located in a convenient position within Hangleton and has the benefit of a neutral colour scheme. Available from the end of July on an unfurnished basis, the tenancy is offered on a long term basis. The property comprises a fitted kitchen with rear garden access, a spacious lounge with feature fireplace, a bathroom with shower attachment over bath and two good sized double bedrooms. Gas fired central heating & double glazed windows are also featured. Situated close to local amenities and what are considered to be good local schools makes early viewing essential. COUNCIL TAX - BAND C



West Way is ideally situated nearby local shopping facilities, travel networks and what are considered to be good local schools catering for all age groups. The South Downs & Hove seafront are a short car or bus journey away along with Hove with its popular shops, restaurants and bars.



Hallway

Kitchen  
12'1 x 7'8

Living room  
15'11 x 10'10

Bedroom One  
13'3 x 10'10

Bedroom Two  
11'3 x 8'10

Bathroom

#### Property Information

Council Tax Band C: £2,292.84 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Free on-street parking

Broadband: Standard Up to 4 Mbps, Superfast 136 Mbps,

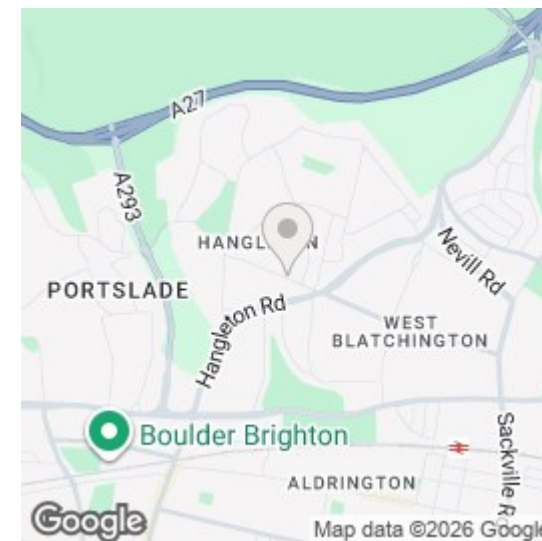
Ultrafast Full Fibre Up to 1800 Mbps

Mobile: Good coverage (OFCOM checker)

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.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- Brighton & Hove  
Council Tax Band:- C

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>57</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Ground Floor

Approx. 58.9 sq. metres (633.6 sq. feet)



Total area: approx. 58.9 sq. metres (633.6 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon.

Plan produced using PlanUp.