



216, Hangleton Road, Hove, BN3 7LP

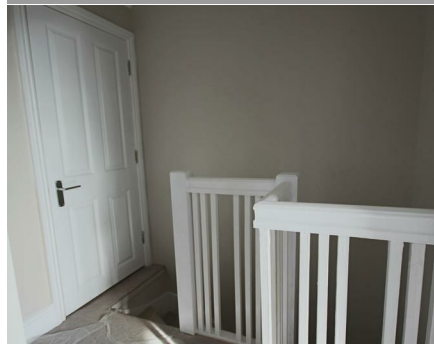
Spencer  
& Leigh

216, Hangleton Road,  
Hove, BN3 7LP

£875 Per Month -

- Newly refurbished one bedroom flat
- Located on the top floor
- Lounge with high spec open plan kitchen
- En-suite shower room
- Contemporary interior design
- Beautiful distant views
- GCH & double glazed windows
- Available immediately, unfurnished
- Popular location
- Viewing recommended

Having a beautiful distant view towards the sea, this newly refurbished flat is ideally located on the top floor and is available to move in to immediately. The flat is accessed via an integral staircase which rises to a landing area providing a feeling of space. From here you enter the open plan lounge which is home to a high specification kitchen with integrated appliances. The good size double bedroom has direct access to the shower room which conveniently, can also be accessed from the landing. There is plenty of storage space located in the eaves. The bright and airy interior comprises newly painted white walls and grey carpets creating a contemporary feel. The flat benefits from gas fired central heating and double glazed windows. Local shops and the Grenadier pub are within walking distance. Viewing is highly recommended.



Entrance Hall

Open plan kitchen & living room  
12'2 x 10'10

Bedroom  
14'2 x 12'

Shower Room  
9'8 x 4'4


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

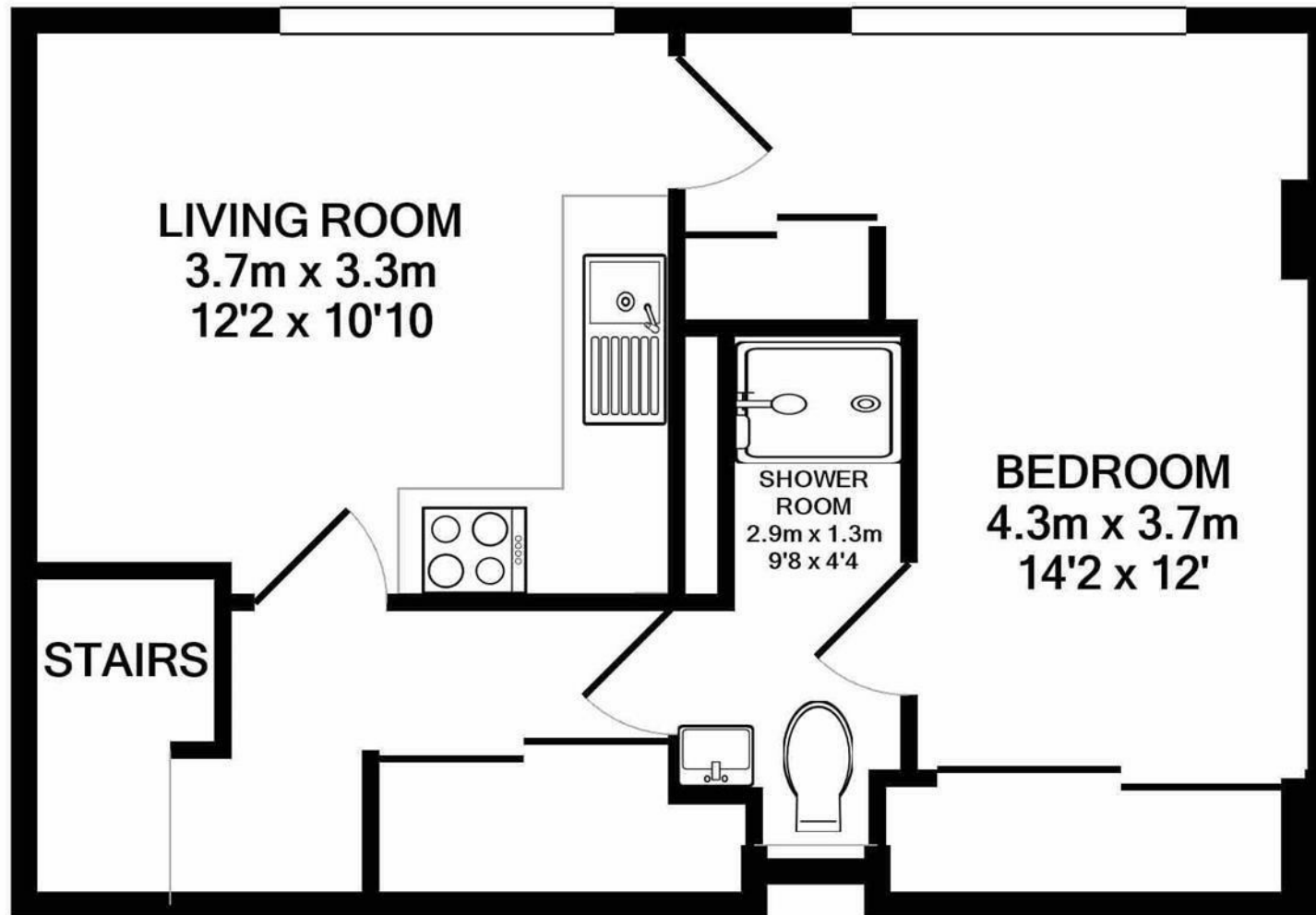
w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:-  
Council Tax Band:-

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		
England & Wales		EU Directive 2002/91/EC 

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**TOTAL APPROX. FLOOR AREA 36.5 SQ.M. (393 SQ.FT.)**

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