



18, The Martlet, Hove, BN3 6NT

**Spencer
& Leigh**

18, The Martlet,
Hove, BN3 6NT

£2,250 PCM -

- Attractive family home
- Three double bedrooms
- Modern fitted kitchen
- Spacious lounge/dining room with dual aspect
- Ground floor cloakroom
- Low maintenance lawn rear garden
- On street residents permit parking
- Available immediately, unfurnished
- Gas fired central heating and double glazed windows
- Viewing recommended

Welcome to The Martlet, Hove - a charming terraced house that could be your next family home! This delightful property boasts three bedrooms, perfect for a growing family or those in need of extra space.

As you step inside, you'll be greeted by a spacious lounge dining room with a dual aspect, allowing natural light to flood the room, creating a warm and inviting atmosphere. The modern fitted kitchen is ideal for whipping up delicious meals and hosting gatherings with friends and family.

Outside, you'll find a low maintenance lawn rear garden, perfect for enjoying a cup of tea on a sunny afternoon or for children to play in.

Located in a sought-after area in Hove, this property offers not just a house, but a lifestyle. Close to amenities, schools, and transport links, convenience is at your doorstep.

This property is available for immediate move-in on an unfurnished basis, allowing you to make it your own with your personal touch. Don't miss out on the opportunity to call this lovely house your home - book a viewing today!



Entrance Hall
 Ground Floor Cloakroom
 Living Room
 17'4" x 11'9"

Dining Room
 11'1" x 9'2"

Kitchen
 11'1" x 8'6"

Bathroom
 7'2" x 6'6"

Bedroom 1
 11'9" x 10'5"

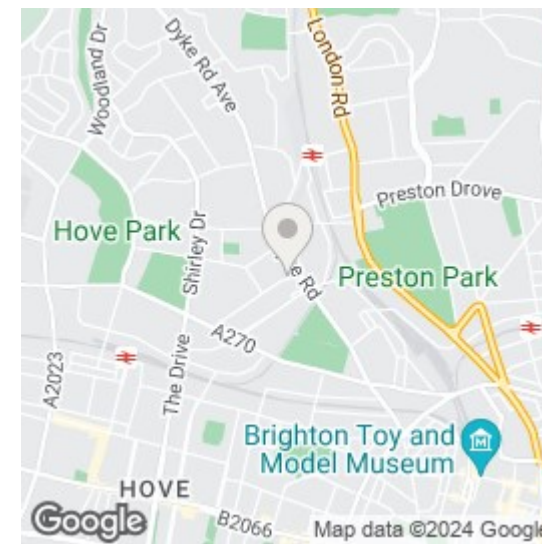
Bedroom 2
 12'9" x 9'10"

Bedroom 3
 9'10" x 7'10"

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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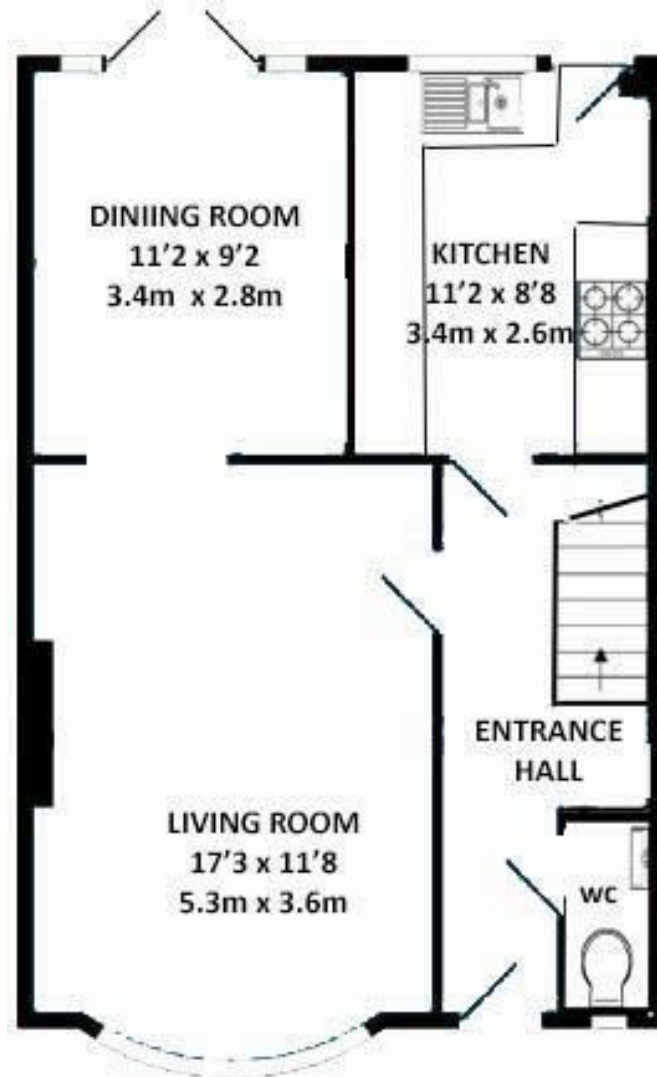


Council:- Brighton & Hove
 Council Tax Band:- E

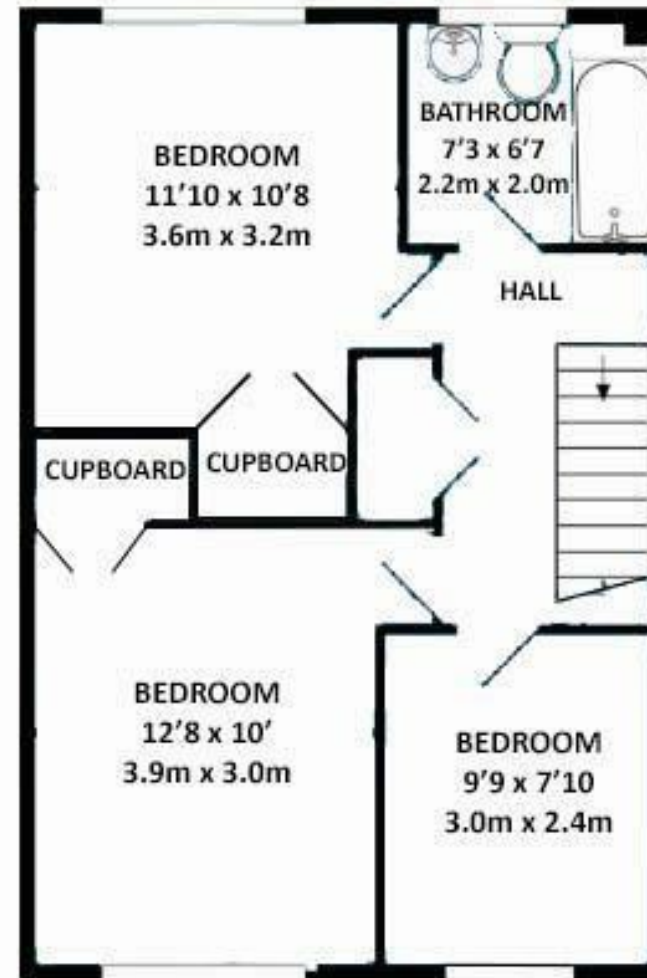
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	73	
(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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GROUND FLOOR
APPROX. FLOOR
AREA 490 SQ.FT.
(45.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 482 SQ.FT.
(44.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 972 SQ.FT. (90.3 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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