



27a, Linton Road, Hove, BN3 5HF

Spencer  
& Leigh



27a, Linton Road,  
Hove, BN3 5HF

£1,550 Per Calendar Month -

- Well presented two bedroom flat
- Located on the first floor
- Offered furnished
- Open plan fitted kitchen with appliances
- Modern shower room
- Electric heating
- Double glazed windows
- Available immediately
- Popular location
- Viewing highly recommended

Situated on the first floor of this attractive bay fronted building, this well presented two bedroom flat is offered to let furnished, with a great decorative finish! The split level accommodation features a lounge with a modern open plan kitchen, including appliances, two good size bedrooms and a shower room. The flat benefits from electric heating and double glazed sash style windows. Furniture including a sofa, dining table, two beds together with other items are included within the tenancy. The flat is available to let with immediate possession and viewing is highly recommended. Local shops, cafes, pubs and restaurants are located nearby in Portland Road. Viewing is highly recommended. Council Tax band B.



Kitchen/Living Room  
14'8" x 12'9"

Bedroom 1  
10'8" x 9'10"

Bedroom 2  
9'6" x 9'5"

Shower Room

WC

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)

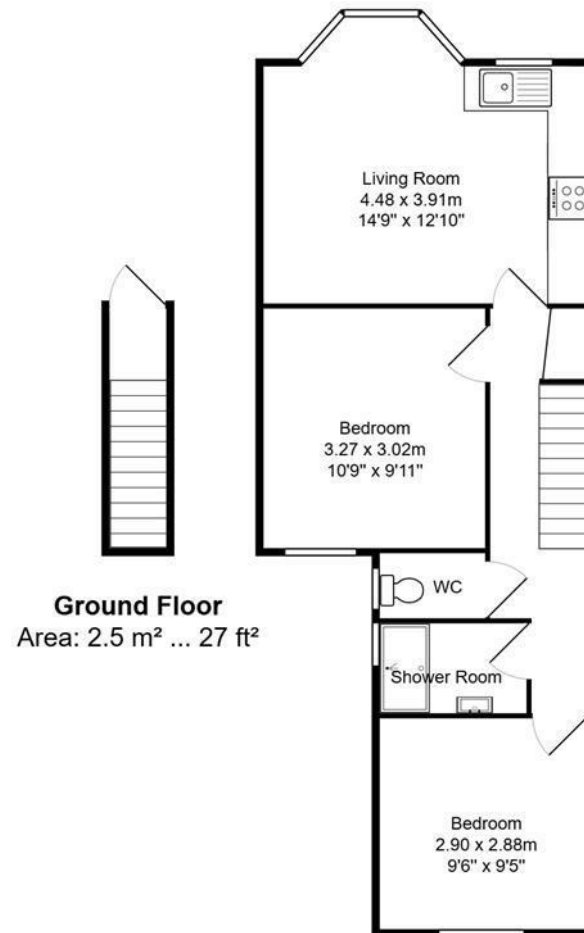


Council:- BHCC  
Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	70	
(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**  
Area: 2.5 m<sup>2</sup> ... 27 ft<sup>2</sup>

**First Floor**  
Area: 45.7 m<sup>2</sup> ... 491 ft<sup>2</sup>

**Total Area: 48.2 m<sup>2</sup> ... 519 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.