



316, Hangleton Road, Hove, BN3 7LN

Spencer
& Leigh

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Hove, BN3 7LN

£2,250 Per Calendar Month -

- Versatile semi detached chalet bungalow
- Four good size bedrooms
- 21' bay fronted lounge
- Modern fitted kitchen
- White bathroom suite
- Separate cloakroom
- Lawn rear garden
- Private off road parking
- Offered unfurnished
- Available immediately

This well presented family home has been extended, resulting in a versatile, four bedroom chalet bungalow. Upon entering, a hallway provides access into a spacious bay fronted lounge, the kitchen, family bathroom and three ground floor bedrooms. The fourth bedroom is located on the first floor and has useful eaves storage space. The kitchen features modern fitments and the bathroom, a white suite, resulting in a stylish interior. There is a good size lawn garden and plenty of off road parking situated at the front of the property. Being available immediately, the unfurnished accommodation has the benefit of double glazed windows and gas fired central heating. Local shops are within walking distance as are popular schools. Viewing is recommended. Council Tax band D.



- Hallway
- Reception Room
11'10" x 21'6"
- Kitchen
10'0" x 10'8"
- Bedroom 1
12'0" x 17'2"
- Bedroom 2
11'10" x 13'7"
- Bedroom 3
10'0" x 15'8"
- Bedroom 4
10'1" x 9'10"
- Bathroom
- Garden


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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w: www.spencerandleigh.co.uk



Council:- BHCC
Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(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 Area: 106.7 m² ... 1148 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only