



Poynter Road, Hove, BN3 7AH

£1,300 Per month



- Recently Modernised
- Double Bedroom
- Spacious Kitchen / Dining Room
- Fitted Blinds
- Unfurnished



- Good Size Lounge
- Luxury Shower Room
- New Carpets
- Gas Central Heating
- Sole Agent

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Summary

LOVELY BRIGHT AND SPACIOUS FIRST FLOOR FLAT.

The flat is situated on the first floor and offers bright, spacious accommodation. The carpets / décor are neutral and the flat benefits from gas central heating.

Situated in a popular residential location with good transport links and recreational facilities in the nearby Hove Park. Council Tax Band- B. EPC Band- E. Parking Zone- R.

Available mid December 2025.

Split level hall, stairs and landing

Lounge

15'9 x 13 (4.80m x 3.96m)

Spacious bright bay fronted room with 4 large sash windows.

Kitchen- Breakfast Room

12 x 10 (3.66m x 3.05m)

Good size room with sunny south aspect. Ample room for dining table and chairs

Modern grey Hi-Gloss kitchen units. Integrated appliances include oven, hob, extractor, washing machine, fridge-freezer.

Double Bedroom

11'6 x 10'6 (3.51m x 3.20m)

Large south facing sash window.

Shower Room

Large enclosed shower cubicle. WC, vanity unit, heated towel rail.

Mirrored medicine cabinet, window.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	79
England & Wales	EU Directive 2002/91/EC	

