



Poynter Road, Hove, BN3 7AH

£1,300 Per month



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



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

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Summary

Nestled on Poynter Road in the charming area of Hove, this delightful first-floor flat presents an excellent opportunity for those seeking a bright and spacious living space. The property boasts one well-proportioned bedroom, complemented by a comfortable reception room that invites natural light, creating a warm and welcoming atmosphere.

The flat features neutral carpets and décor, allowing for easy personalisation to suit your style. Its layout is thoughtfully designed to maximise space, making it ideal for both relaxation and entertaining.

Located in a popular residential area, this property benefits from excellent transport links, ensuring easy access to the wider region. Additionally, residents can enjoy the nearby recreational facilities of Hove Park, perfect for leisurely strolls or outdoor activities.

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.

Useful Information

Council Tax Band- B

EPC Band- E

Parking Zone- R

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	

