33, Woodland Court, Hove, BN3 6DP
Spencer
&Leigh

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£1,595 PCM -

- Purpose built apartment
- Two double bedrooms
- Modern fitted kitchen
- White bathroom suite with shower over bath
- Spacious lounge
- Well kept communal grounds
- Allocated parking
- Will be redecorated and carpeted prior to new tenancy
- Sought after residential area
- Available immediately

Situated on the garden level of this popular purpose built block is this spacious two bedroom apartment. The interior will be redecorated throughout to a neutral theme, together with newly fitted carpets prior to a new tenancy starting. The accommodation comprises; spacious entrance hall with storage, modern bathroom suite with shower over bath, large master bedroom with fitted wardrobes, further good size double bedroom, spacious lounge with views over the well kept communal grounds and a modern fitted kitchen. Additional features include UPVC double glazed windows and a security door entry phone system. Conveniently, there is a reserved parking space for one vehicle and a secondary parking space offered on a first come first served basis for visitors. Unusually, there is a storage area accessed from the communal hallway which this apartment has exclusive use of in addition to the communal bike store. Available immediately on a unfurnished basis, internal viewings are highly recommended. (Please note: the images are not current)

COUNCIL TAX - BAND C

Woodland Court is ideally situated for easy access to Brighton mainline railway station, Preston Park railway station, and road networks in and out of the city. There is a selection of shops, parks and cafes nearby along with what are considered to be good schools catering for all age groups.

Entrance Hallway

Kitchen
8'4 x 8'2

Living Room
17'10 x 12'8

Bedroom 1
12'8 x 12'

Bedroom 2
14'3 x 12'8

Bathroom
8'4 x 6'8

WC

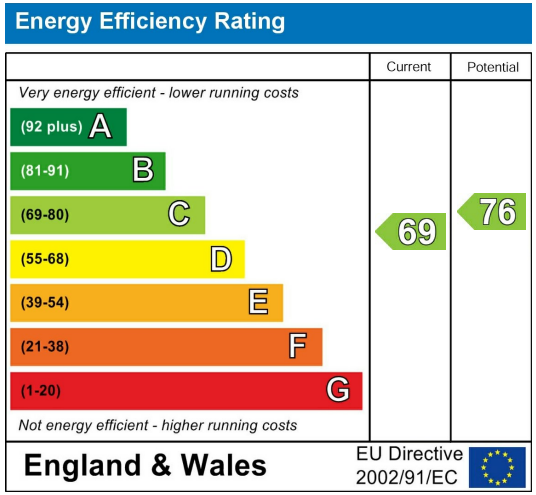
Property Information
Council Tax Band C: £2,292.84 2026/2027
Utilities: Mains electric, gas, water and sewerage.
Parking: Residents parking
Broadband: Standard 13 Mbps, Superfast 38 Mbps, Ultrafast 1000 Mbps
Mobile: Good coverage (OFCOM checker)

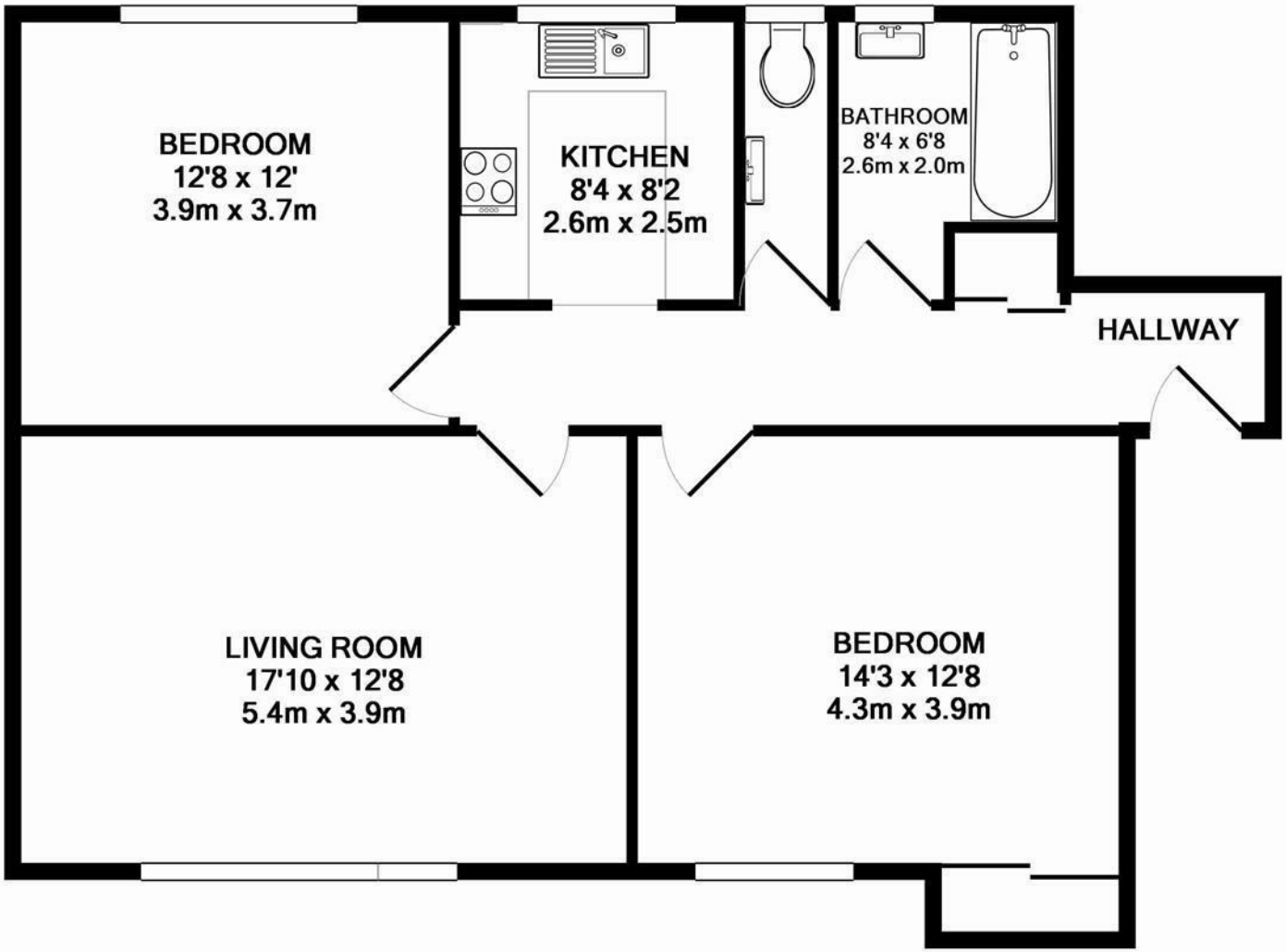
Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. 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

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





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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