



15 Durham Court, Fourth Avenue, Hove, BN3 2PS

Spencer
& Leigh

15 Durham Court, Fourth Avenue,
Hove, BN3 2PS

£1,195 PCM -

- Well presented studio flat
- Ideally located on the top floor
- Spacious main studio room with storage space
- Fitted kitchen with appliances included
- White bathroom suite with a bath and shower
- Modern interior theme
- Gas fired central heating
- Double glazed windows
- Well maintained block
- Fantastic location in the sought after "Avenue's"

Located in the heart of Hove and only a stones throw from the seafront and lawns, this well presented studio flat occupies a great position on the top floor, having attractive roof top views. Available to move into immediately on an unfurnished basis, the generously sized studio room has an Easterly aspect and conveniently, built in wardrobe space. There is a separate fitted kitchen with the added benefit of appliances. The bathroom features a white suite with a shower over the bath. Having both gas fired central heating and double glazed windows, creates a quiet and warm living space. The interior has a bright and airy theme due to the neutrally coloured walls and contemporary grey carpets. Hove's bustling Church Road with it's many amenities is within walking distance. Early viewing is strongly advised. COUNCIL TAX - BAND A.



Entrance Hall

Studio Room
21'9" x 12'7"

Kitchen
7'1" x 5'11"

Bathroom
6'2" x 5'11"

Property Information

Council Tax Band A: £1,719.63 2026/2027

Utilities: Mains electric, gas, water and sewerage

Parking: On street parking - Zone N

Broadband: Standard 15 Mbps, Superfast 119 Mbps

Mobile: Good coverage (OFCOM checker)



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

Energy Efficiency Rating

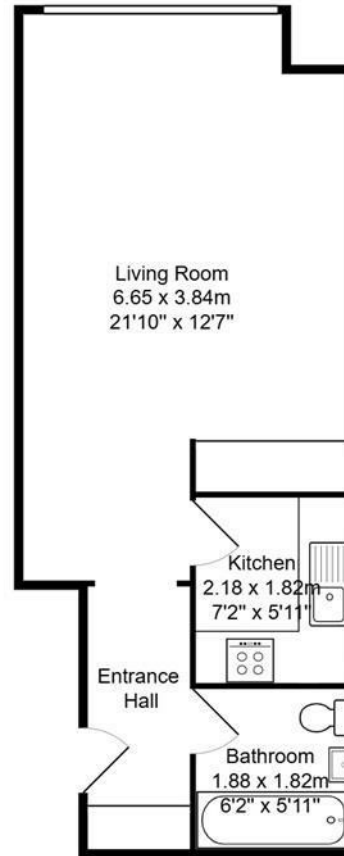
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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



Total Area: 35.0 m² ... 377 ft²

All measurements are approximate and for display purposes only.