



## KITILEAR COURT LANSDOWNE ROAD

HOVE, BN3 1FY

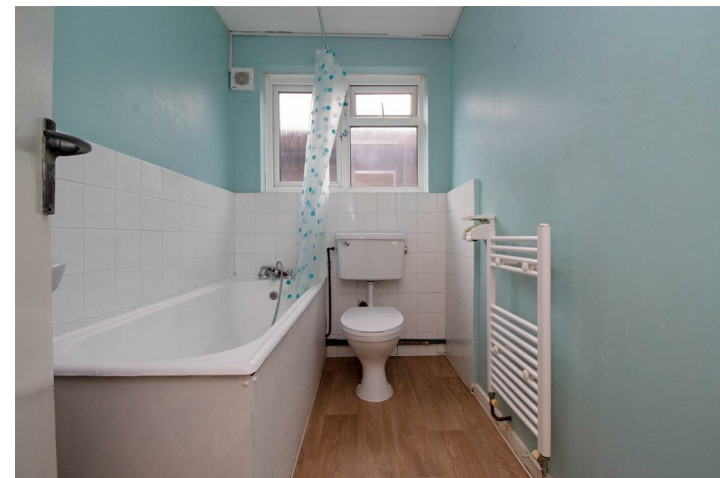
£1,050 PCM

Superb first floor studio flat in purpose built block with communal gardens. The apartment is situated to the rear of the building and boasts bright and spacious accommodation, comprising; large studio room, separate kitchen with gas hob and electric oven and three piece bathroom suite. Further benefits include gas central heating and being fully double glazed.

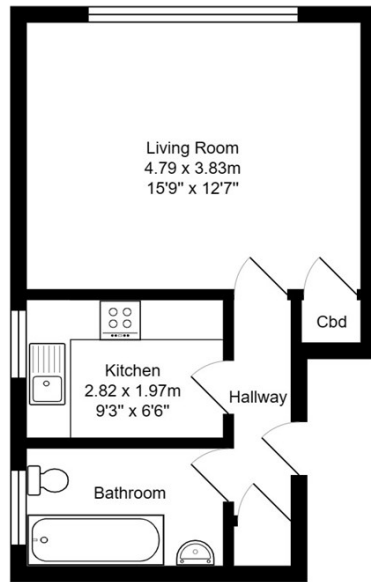
Located on the Brighton & Hove border, the apartment is perfectly positioned to enjoy all the City has to offer. Popular cafes, restaurants and bars along with the seafront are all within a short walk whilst Brighton & Hove mainline stations are easily accessible providing regular and direct links to London.

**Nicholas  
James**

SALES LETTINGS AUCTIONS







Kitilear Court

Total Area: 32.7 m<sup>2</sup> ... 352 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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