



319, Old Shoreham Road, Hove, BN3 7GS

**Spencer  
& Leigh**

319, Old Shoreham Road,  
Hove, BN3 7GS

£1,895 Per Month -

- Recently refurbished terraced house
- Three bedrooms
- Modern fitted kitchen
- White ground floor bathroom suite
- Recently fitted carpets
- Freshly painted to a neutral tone
- Gas fired central heating
- Double glazed windows
- Good size low maintenance rear garden
- Available mid August, viewing recommended

It's not often we see recently refurbished houses, so act quickly and book your viewing! This well proportioned terraced house is offered to let with three bedrooms from mid August. Upon entering, the hallway leads into a good size lounge which overlooks a grassy verge and has a Southerly aspect, there is a modern fitted kitchen with plenty of storage space, together with a ground floor bathroom, featuring a white suite. The three bedrooms are located on the first floor and comprise two good size double rooms and one single. The house boasts recently fitted carpets and has been freshly painted creating a bright and airy interior. The rear garden is considered low maintenance and offers a pleasant space to entertain family and friends. Popular schools catering for most ages along with the bustling high street of Boundary Road, are within walking distance. COUNCIL TAX - BAND B.



Living Room  
14'5" x 11'10"

Kitchen  
10'5" x 8'5"

Bedroom 1  
11'8" x 9'11"

Bedroom 2  
10'7" x 10'2"

Bedroom 3  
10'7" x 7'5"

Bathroom

#### Property Information

Council Tax Band B: £2,006.23 2026/2027

Utilities: Mains electric, gas, water and sewerage

Parking: Free on street parking

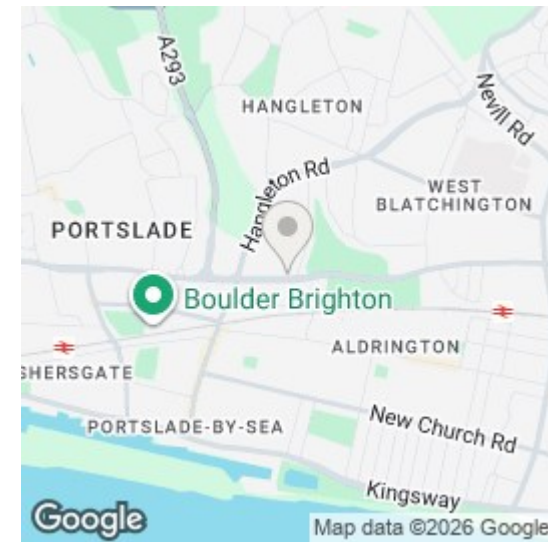
Broadband: Standard 17 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

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](http://www.spencerandleigh.co.uk)

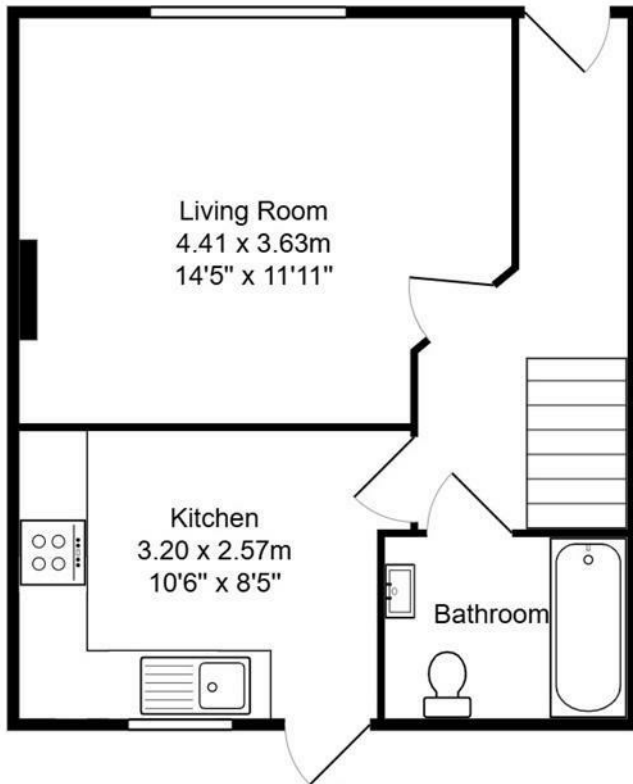


Council:- BHCC  
Council Tax Band:- B

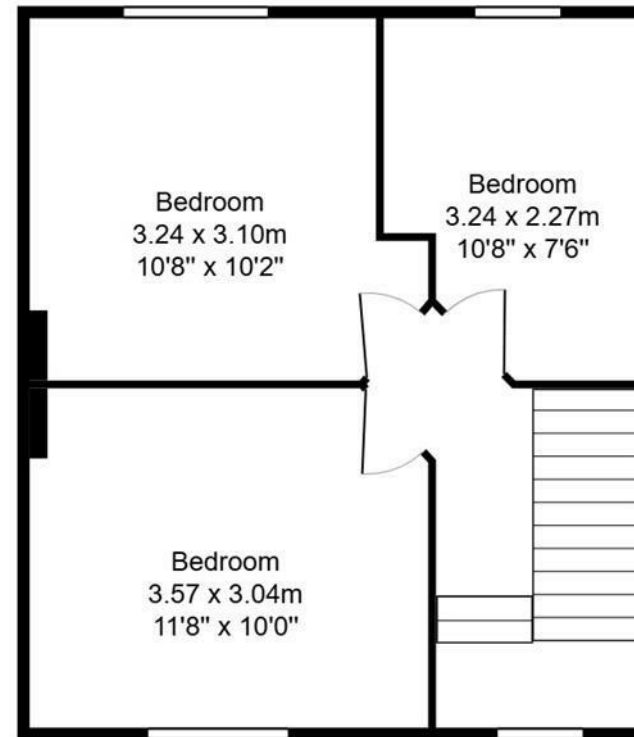
#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





**Ground Floor**  
 Area: 34.5 m<sup>2</sup> ... 372 ft<sup>2</sup>



**First Floor**  
 Area: 34.5 m<sup>2</sup> ... 371 ft<sup>2</sup>

**Total Area: 69.0 m<sup>2</sup> ... 743 ft<sup>2</sup>**