



9a, Lyndhurst Road, Hove, BN3 6FA

Spencer
& Leigh

9a, Lyndhurst Road,
Hove, BN3 6FA

£2,250 Per Month -

- Well appointed ground floor apartment
- Three good size bedrooms
- Bathroom & en-suite shower room
- Spacious lounge with high ceilings
- Modern open planned kitchen
- Private street entrance
- Two small patio areas
- Available immediately, part furnished
- Sought after location
- Viewing highly recommended

A stunning apartment boasting three double bedrooms along with a contemporary bathroom and separate shower room. Being arranged over two floors, the apartment has an aire of versatility and feeling of space due to the high ceilings and large windows resulting in a bright living environment. The open plan lounge has a dual aspect and leads in to a larger than usual kitchen which benefits from appliances. Having a private street entrance, the apartment also has two small patio areas providing a useful space which can be enjoyed during the summer months. This apartment must be viewed internally to fully appreciate the accommodation. Available immediately, the apartment is offered part furnished and is available to sharers as our landlord has an HMO licence. Local amenities at nearby Seven Dials are within walking distance as it Brighton mainline Railway Station with its express links to London. COUNCIL - TAX BAND C



Open plan kitchen/Living area
18' x 16'5

Hallway
31'11 x 4'9

Bedroom three
13'4 x 9'9

Bathroom
9' x 6'5

Bedroom two
13'9 x 9'5

Master bedroom
16'4 x 12'9

En-suite

Property Information

Council Tax Band C: £2,292.84 2026/2027

Utilities: Mains Gas, Mains Electric, Mains water and sewerage

Parking: On street permit parking, Zone O

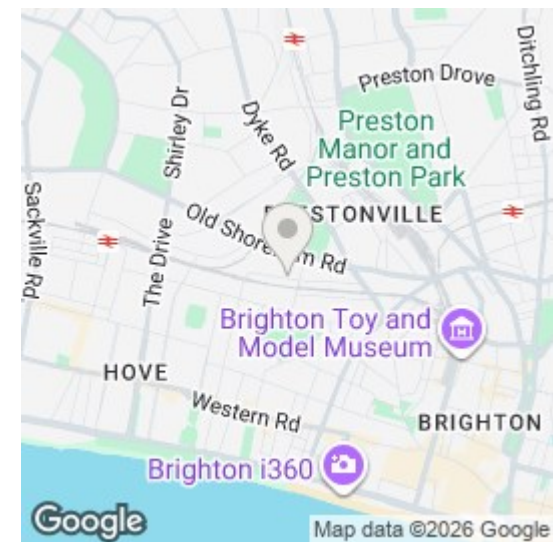
Broadband: Standard 16 Mbps, Superfast 91 Mbps and Ultrafast 1800 Mbps

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



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

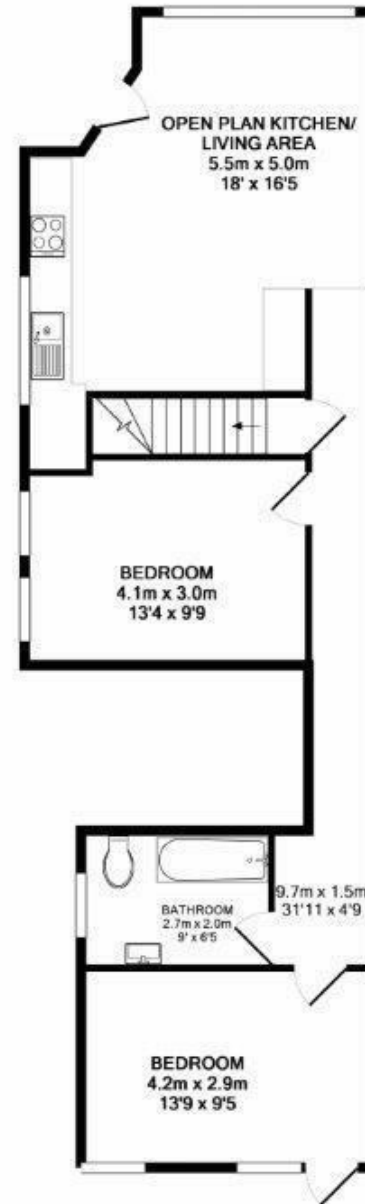
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





LOWER GROUND FLOOR
APPROX. FLOOR
AREA 22.2 SQ.M.
(239 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 66.4 SQ.M.
(715 SQ.FT.)

TOTAL APPROX. FLOOR AREA 88.6 SQ.M. (954 SQ.FT.)
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