17, New Church Road, Hove, BN3 4AJ

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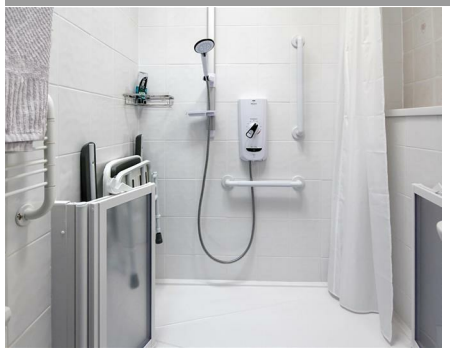
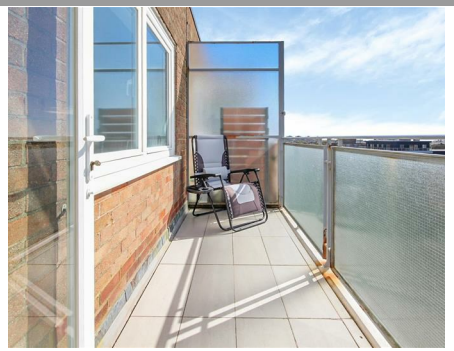
£1,495 Per Calendar Month -

- Freshly decorated top floor purpose built flat with lift
- South facing balcony with Sea Views
- Two double bedrooms
- South facing lounge/dining room
- White fitted kitchen with oven & hob
- Shower room with large shower
- Separate cloakroom/WC
- Double glazed windows, gas central heating
- Available to rent early October
- Close Seafront, shops & cafe's

Located on level ground next to the iconic Hove Museum is this purpose built block of flats with a south facing balcony and far reaching views towards the Sea. The accommodation has been freshly decorated and has a secure entry system and passenger lift taking you to the top floor of the building where this flat is located. You have your own private front door to the entrance hallway with built in storage cupboards. Your eyes are drawn into the living/dining room with its bright Southerly facing windows with distant sea views and South facing balcony with glazed balustrade. This room has plenty of space for sofa's & dining and the balcony has room for a Bistro style table and chairs. The kitchen is equipped with white fitted units and built in oven & hob. There are two good size bedrooms with built in wardrobe/storage cupboards, the main bedroom also facing South with far reaching views. The shower room has an oversized shower cubicle with low level screen and separate cloakroom/WC. Outside the building are communal gardens. Other points worthy of a mention include double glazed windows and gas central heating. The Seafront, shops, bars and cafe's are all close by and within easy walking distance. COUNCIL TAX BAND: B





Communal Entrance

Stairs & Lift rising to all floors

Entrance

Entrance Hallway

Living/Dining Room
21'11 x 11'5

Kitchen
10'2 x 5'10

Bedroom
18' x 9'11

Bedroom
9'4 x 6'10

Shower Room

Cloakroom/WC

OUTSIDE

Balcony

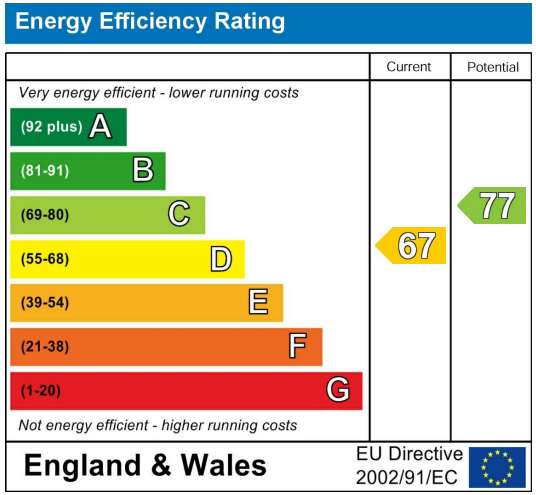
Property Information
Council Tax Band B: £2,006.23 2026/2027
Utilities: Mains Gas, Mains Electric, Mains water and sewerage
Parking: Permit Street Parking - Zone R
Broadband: Standard 7 Mbps and Superfast 23 Mbps
Mobile: Good coverage (OFCOM checker)

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:- BHCC
Council Tax Band:- B



The Property Ombudsman SALES

The Property Ombudsman LETTINGS

Church Road

Spencer &Leigh SALES & LETTINGS

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Sixth Floor
Approximate Floor Area
685.12 sq ft
(63.65 sq m)

Approximate Gross Internal Area = 63.65 sq m / 685.12 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.