



35, Chichester Close, Hove, BN3 8ET

**Spencer  
& Leigh**

35, Chichester Close,  
Hove, BN3 8ET

£1,795 Per Calendar Month -

- Semi detached family home
- Three good size bedrooms
- Lounge & separate dining room
- Spacious kitchen with integrated oven & hob
- White bathroom suite
- Rear garden
- Hardstand parking space
- Gas fired central heating & double glazed windows
- Available immediately, unfurnished
- Viewing advised by the landlords Sole Agent

This three bedroom semi detached family home is located in a quiet close and is available to let immediately, on an unfurnished basis. The neutrally decorated interior is bright and airy and has the benefit of newly fitted carpets. The versatile room layout features a spacious lounge which leads into a separate dining room, a kitchen, three double bedrooms and a family bathroom. There is a rear garden and an off road parking space located to the front of the house. Other benefits include double glazed windows and gas fired central heating. Local shops and a bus service to the city centre can be accessed nearby.

COUNCIL TAX BAND: C



Chichester Close is ideally situated nearby local shopping facilities, travel networks and what are considered to be good local schools catering for all age groups. The South Downs & Hove seafront are a short car or bus journey away along with Hove with its popular shops, restaurants and bars.



Porch

Entrance hallway  
10'2 x 6'5

Living room  
15'8 x 13'3

Kitchen  
10'4 x 8'0

Dining room  
11'8 x 10'4

Stairs leading to first floor

First floor landing  
8'4 x 7'4

Bedroom  
12'5 x 10'11

Bedroom  
12'6 x 10'4

Bedroom  
8'10 x 8'10

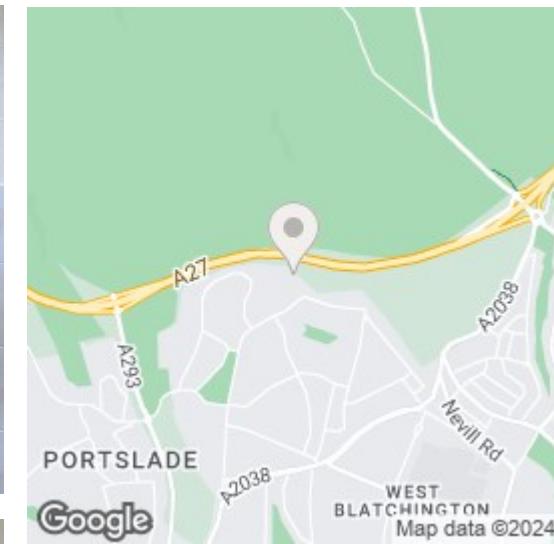
Bathroom  
7'4 x 5'4

Rear garden

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

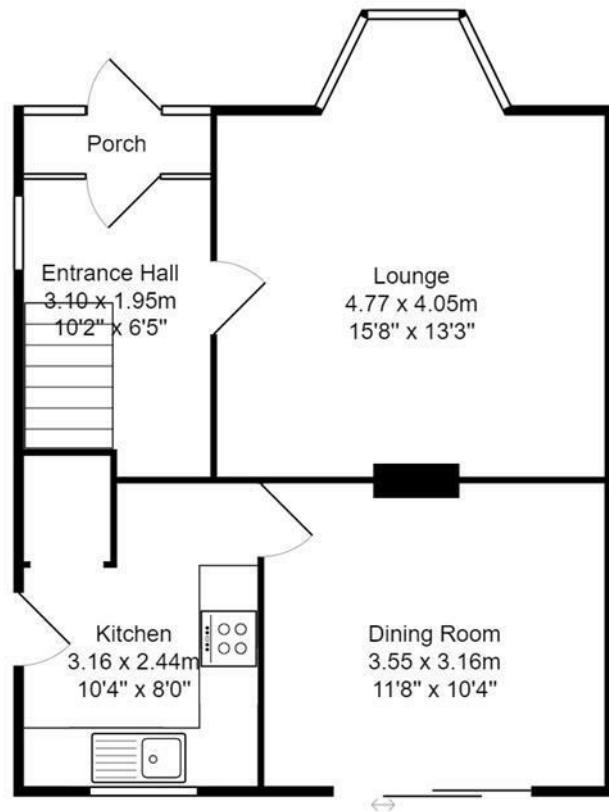
w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



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

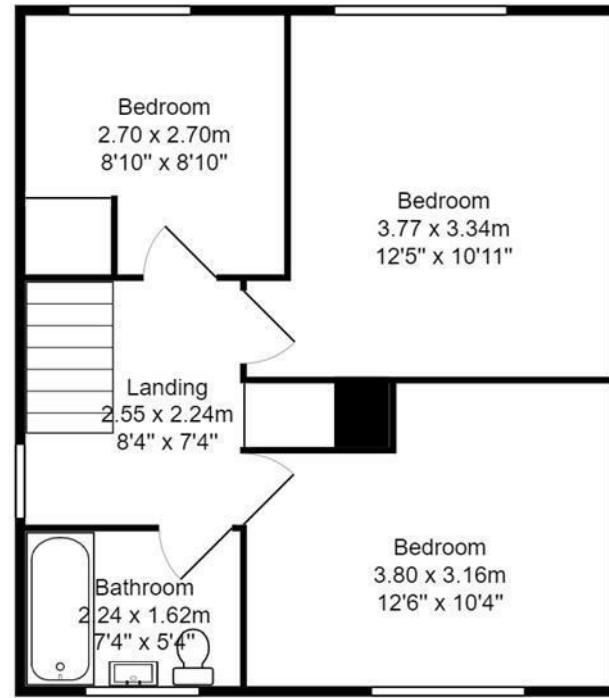
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		70
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**Spencer  
&Leigh**



**Ground Floor**  
Area: 44.0 m<sup>2</sup> ... 474 ft<sup>2</sup>

**Total Area: 86.0 m<sup>2</sup> ... 926 ft<sup>2</sup>**



**First Floor**  
Area: 42.0 m<sup>2</sup> ... 452 ft<sup>2</sup>

All measurements are approximate and for display purposes only.