



14 Kitilear Court, Lansdowne Road, Hove, BN3 1FY

Spencer  
& Leigh

14 Kitilear Court, Lansdowne Road,  
Hove, BN3 1FY

£995 Per Calendar Month -

- Well presented Studio flat
- Offered fully furnished
- 13' main Studio room with a Southerly aspect
- Fully equipped kitchen
- White bathroom suite
- Beautiful distant views
- Situated on the top floor
- Gas fired central heating
- Double glazed windows
- Desirable central location

This delightful fully furnished studio flat is located on the top floor and has beautiful Southerly roof top views. The main Studio room measures 13' and has a pleasant Southerly aspect with all the furniture and mod cons needed. The fully equipped kitchen has generous storage space and appliances included. The bathroom features a white suite with a shower over the bath. Having double glazed windows and gas fired central heating ensures the flat is quiet and warm. Kitilear Court is a well maintained block with a security entry phone system. Available to let with immediate possession. A great selection of shops, cafe's, bars and restaurants are within walking distance in Church Road and Western Road, together with the seafront and lawns which are approximately half a mile away. Internal viewing is strongly recommended.  
COUNCIL TAX - BAND A.





Entrance Hall

Studio Room  
13'9" x 10'9"

Kitchen

Bathroom

Property Information

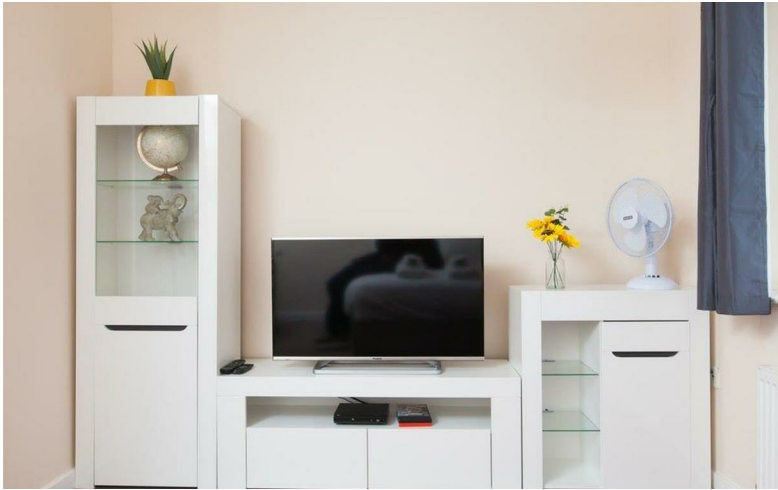
Council Tax Band A: £1,637.19 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: On road permit zone O

Broadband: Standard 18 Mbps, Superfast 121 Mbps

Mobile: Good coverage (OFCOM checker)



Council:- BHCC  
Council Tax Band:- A

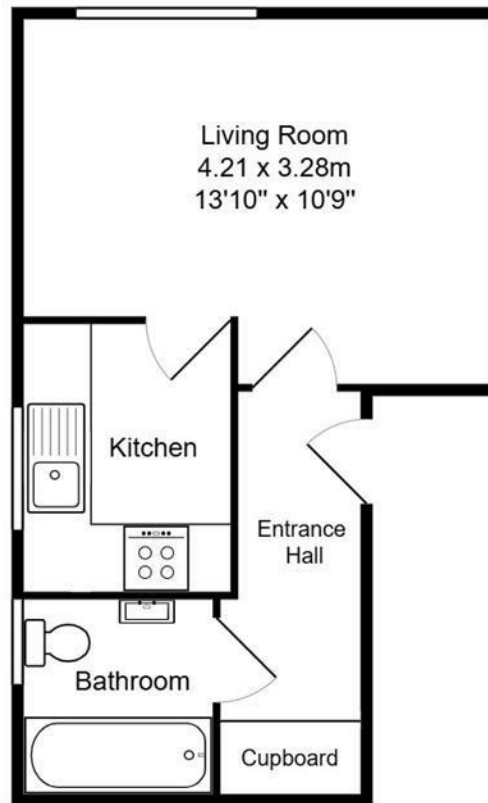
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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)



**Total Area: 25.0 m<sup>2</sup> ... 269 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.