

20, Poynings Drive, Hove, BN3 8GR

Spencer
&Leigh

20, Poynings Drive, Hove, BN3 8GR

£1,895 Per Month -

- Semi detached family home
- Three bedrooms
- Lounge & separate dining room
- Spacious kitchen
- Good size West facing rear garden
- Private off road parking
- Available immediately, long term
- Freshly decorated with new carpets in bedrooms
- Popular residential location
- Viewing recommended

This spacious, freshly decorated semi detached three bedroom home is offered for let with immediate possession and features a good size rear garden and private off road parking. Upon entering you are greeted by a spacious entrance hall with the option of entering either of the two reception rooms, the lounge which over looks the rear garden or the dining room which leads through to the generously sized kitchen. All three of the bedrooms along with the family bathroom are located on the first floor and have the benefit of newly fitted carpets. The house features gas fired central heating and double glazed windows and is available to let, unfurnished on a long term basis. Local shops and popular schools are within walking distance. Viewing is recommended.
COUNCIL TAX - BAND C



Poynings Drive 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.







Entrance Hall

Lounge
13'11 x 12'8

Kitchen
10' x 8'11

Dining Room
11'10 x 8'11

Stairs rising to the first floor

Landing

Bedroom 1
12'8 x 11'7

Bedroom 2
11'7 x 8'11

Bedroom 3
8'10 x 8'3

Bathroom

Rear garden

Property Information
Council Tax Band C: £2,292.84 2026/2027
Utilities: Mains Gas, Mains Electric, Mains water and sewerage
Parking: Private off road parking
Broadband: Standard 3 Mbps, Superfast 80 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

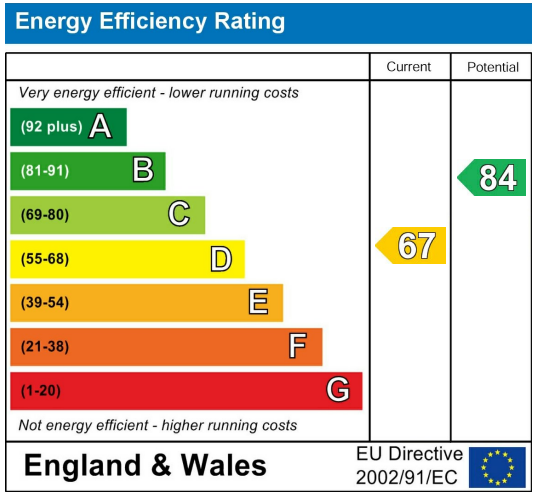






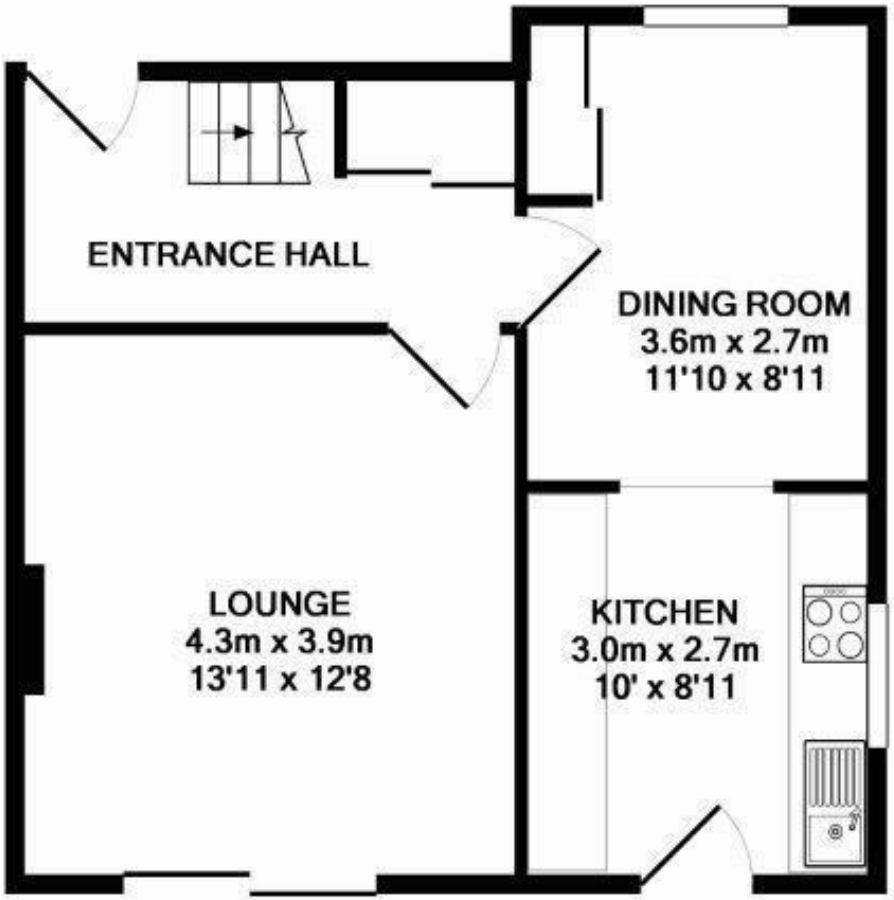


Council:- Brighton & Hove
Council Tax Band:- C



The Property Ombudsman SALES

The Property Ombudsman LETTINGS





GROUND FLOOR
APPROX. FLOOR
AREA 41.9 SQ.M.
(451 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 41.9 SQ.M.
(451 SQ.FT.)

TOTAL APPROX. FLOOR AREA 83.9 SQ.M. (903 SQ.FT.)

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