



Hanover Court

, 11 Wellington Road, Brighton, East Sussex, BN2 3AZ

Rental £1,550 pcm

2 bedroom Flat / Apartment available 19 June 2025

EPC Rating: D

* Unfurnished

Situation

****TWO DOUBLE BEDROOM FLAT JUST OFF LEWES ROAD**** Hartley Bennett are delighted to offer this spacious two bedroom raised ground floor flat in a purpose built building in Hanover. The property is well-laid out with all rooms off the hallway. The property features a large lounge, separate kitchen, two double bedrooms, and large bathroom. The property benefits from fitted storage throughout, with fitted wardrobes in both bedrooms, and fitted cupboards in the hallway. The area is well connected with the rest of the city with two bus stops a short walk from the front door. The property sits at the bottom of Elm Grove, making it perfectly placed for people who commute or popping into town or the North Laines, with it's independent shops and cafes. The seafront is also only a 15 minute stroll away. In addition, there is a large Sainsbury's supermarket located further down Lewes Road. Parking Zone V. Council Tax Band B. A guarantor will be required for each applicant.

Accommodation

All measurements are approximate.

Further Information

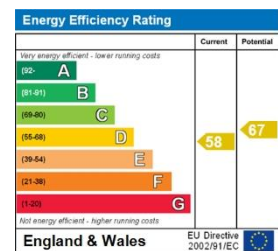
The deposit required is £1,780

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-7661

Creation Date: 18/05/2025

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Hartley Bennett Ltd, 2025. Hartley Bennett Ltd Registered in England No. 10635436