

61 Furze Croft, Furze Hill, Hove, BN3 1PD

Spencer
& Leigh



61 Furze Croft, Furze Hill,
Hove, BN3 1PD

Guide Price £350,000 - £375,000 Leasehold
- Share of Freehold

- Stunning Art Deco purpose built apartment
- Two spacious double bedrooms with views
- Generous living room with Sea views to the South
- Modern fitted kitchen with built in appliances
- Stylish shower room/WC with white sanitary ware
- Share of the Freehold and long remaining lease term
- No ongoing chain, passenger lift to the top floor
- Exclusive to Spencer & Leigh
- Viewing highly recommended
- Close to Hove Seafront & St Ann's Gardens

GUIDE PRICE £350,000 - £375,000

Furze Croft is a stunning Art Deco purpose built apartment block just a short stroll from Hove Seafront and the adjoining, delightful St Ann's Well Gardens.

Located on the top floor of this lovely building there are views from the living room South towards the Sea and the iconic i360 Landmark. From the spacious double bedrooms there are far reaching views towards the South Downs. The building maintains its original heritage with recently painted Crittall windows and large old school radiators.

Arriving at the front of the building you are greeted by a grand entrance and immaculately kept communal area with a passenger lift transporting you to the top floor. A private front door leads to the spacious apartment.

The internal condition has been well maintained and is ready for the new owner to simply arrive and just move in. The kitchen is spacious and modern with white high gloss units and built in cooking appliances and plenty of work top space. Equally the shower room/WC is stylish with a large well powered shower and modern white sanitary ware.

Other key points include a Share of the Freehold, long remaining lease term and hot water and heating costs included within service charge. Communal gardens surround the property with an abundance of space to relax enjoy.



Furze Hill is situated in a prime position with many attractions including Hove seafront, Church Road and George Street for a wide range of shops. There are what are considered to be good schools catering for all age groups as well as the popular St Anns Well Gardens. All travel networks are easily accessed with bus routes and equidistant to both Brighton and Hove railway stations.



Communal Entrance
 Stairs and Lifts rising to all Floors
 Entrance
 Entrance Hallway

Living Room
 18'7 x 11'5

Kitchen
 16'2 x 5'10

Bedroom
 18'7 x 11'10

Bedroom
 16'2 x 11'11

Shower Room/WC

OUTSIDE

Communal Gardens

Property Information

Leasehold - SOF - 948 years remaining on lease

Service Charge - £4,336 p/a - Hot water and heating costs included

Ground Rent - £50.00 p/a

Council Tax Band C: £2,078.28 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Restricted on street parking - Zone O

Broadband: Standard 18Mbps, Superfast 279Mbps & Ultrafast 1000Mbps available (OFCOM checker)

Mobile: Fair/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



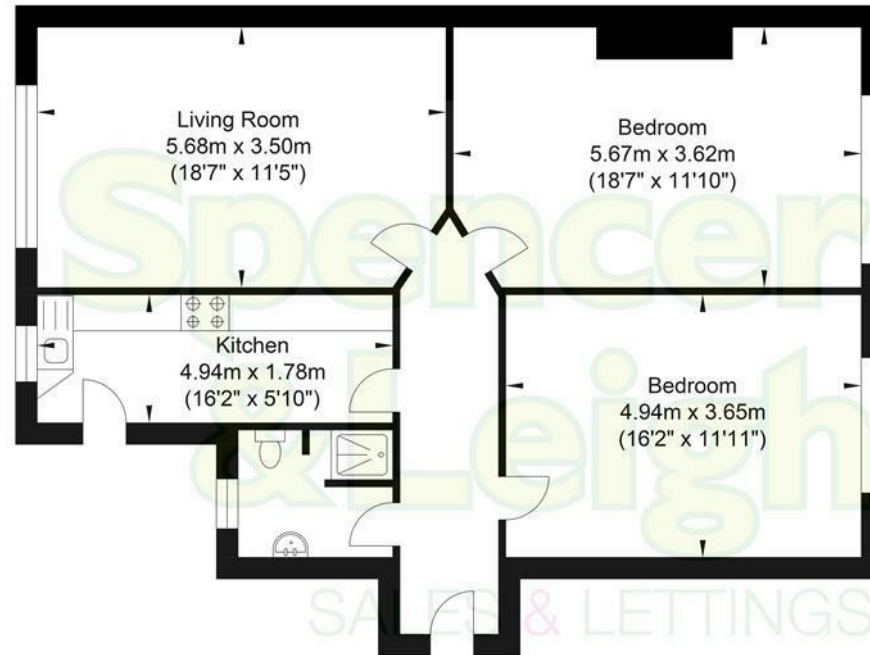
Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	80
(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

Furze Hill



Ground Floor
Approximate Floor Area
867.89 sq ft
(80.63 sq m)

Approximate Gross Internal Area = 80.63 sq m / 867.89 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.