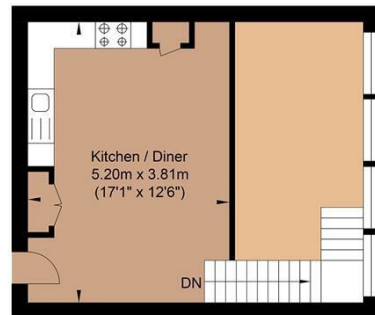
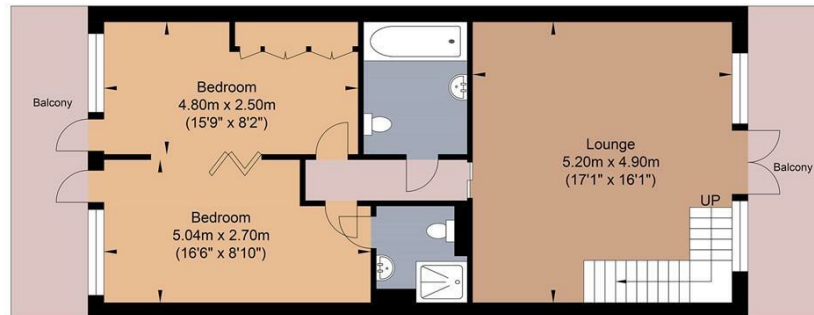


Connaught Road



Third Floor
Approximate Floor Area
350.90 sq ft
(32.60 sq m)



Second Floor
Approximate Floor Area
647.98 sq ft
(60.20 sq m)

Approximate Gross Internal Area = 92.80 sq m / 998.89 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

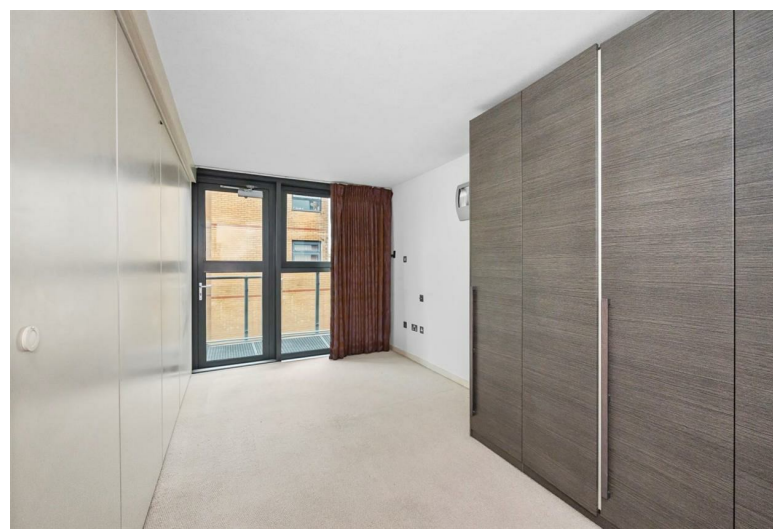
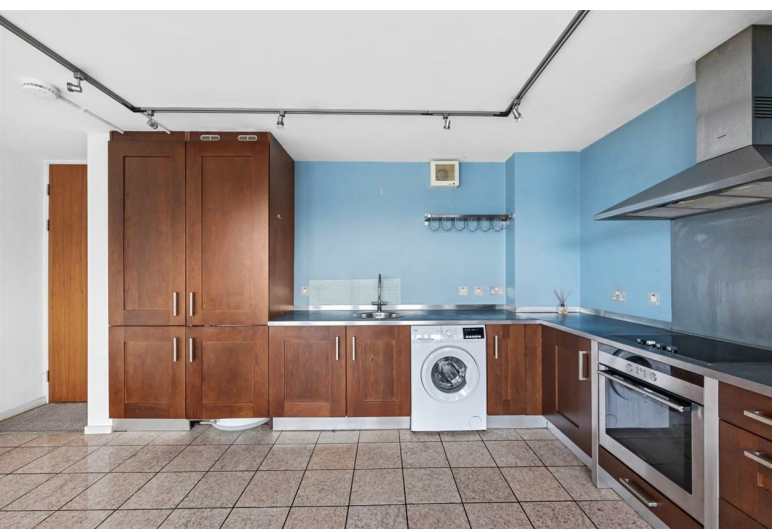


Total Area Approx 998.89 sq ft

Flat 7, 1a Connaught Road, Hove, BN3 3WB

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

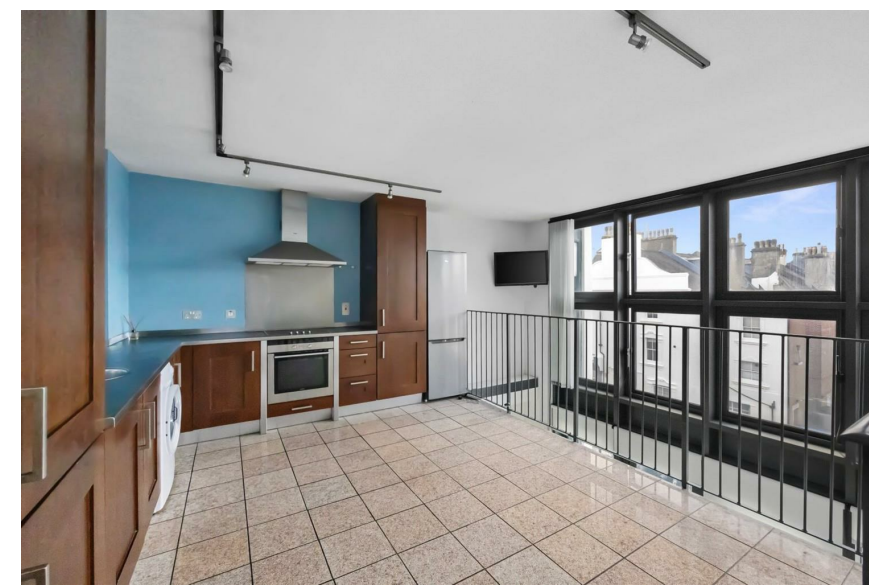
Guide Price £425,000-£450,000
Leasehold



Flat 7, 1a Connaught Road Hove, BN3 3WB

*** GUIDE PRICE £425,000-£450,000 ***

A delightful two bedroom duplex apartment styling warehouse living and forming part of a modern contemporary low-rise development built circa 2002. Some of the striking features include a mezzanine level with gallery overlooking the living area, double height floor-to-ceiling windows at the front and full-width balconies to both the front and rear. The property further benefits from underfloor heating, an ensuite shower to bedroom one, and passenger lift bringing you up to the third floor entrance. A slick city pad in a very convenient location in the heart of Hove, just a short walk from a wealth of shops, cafes, delis, bars and restaurants and within close proximity to Hove seafront and station. No onward chain.



Approach

Intercom entryphone system, stairs and passenger lift to third floor.

Kitchen/Dining Area

5.20m x 3.81m (17'0" x 12'5")

Range of dark wood units at base level with stainless steel worktops over, matching fitted larder style units, one housing hot water cylinder and electric boiler. Inset round bowl sink with mixer tap, fitted Siemens oven and hob with stainless steel splashback and canopy extractor hood over. Spaces for washing machine and fridge/freezer, tiled floor, wrought iron stairs with railings leading to lower level.

Lounge

5.20m x 4.90m (17'0" x 16'0")

Double height ceiling to front with floor to ceiling double glazed windows and French doors leading to front balcony. Door entryphone, large sliding wooden door with exposed runners to each side.

Inner Hallway

Leads to both bedrooms and bathroom.

Bedroom One

5.04m x 2.70m (16'6" x 8'10")

Bi-fold doors separating from Bedroom Two, glazed door opens onto rear balcony.

En-Suite Shower Room

Tiled shower enclosure with raised shower head, free-standing round bowl wash basin with wall-mounted mixer tap and fitted mirror over, low-level WC with concealed cistern, heated towel rail, and tiled floor.

Bedroom Two

4.80m x 2.50m (15'8" x 8'2")

Bi-fold door separating from Bedroom One, fitted wardrobes, glazed door opens onto rear balcony.

Bathroom

Bath with mixer tap, extendable hand shower and fitted mirror over, wash basin with mixer tap and fitted mirror over, shelving and storage cupboard below. Low-level WC with concealed cistern, tiled walls and tiled floor.

Front Balcony

West-facing, glass balustrades, metal grid flooring.

Rear Balcony

East-facing, glass balustrades, metal grid flooring.



- Delightful Modern Duplex Apartment
- Stylishly Appointed
- Loft-Style Vibe
- Modern Low-Rise Car-Free Development, Built Circa 2002
- Passenger Lift
- Balconies to Front & Rear
- En-Suite to Master Bedroom
- Underfloor Heating
- Central Hove Location
- NO ONWARD CHAIN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	81
EU Directive 2002/91/EC			

Council Tax Band: **D**