



A THREE BEDROOM SPLIT-LEVEL THIRD FLOOR (TOP) FLAT in a CONVERTED GRADE II LISTED BUILDING on this HIGHLY SOUGHT AFTER STREET off WESTERN ROAD, HOVE. The accommodation comprises WEST ASPECT LOUNGE/DINING ROOM, KITCHEN, THREE DOUBLE BEDROOMS, BATHROOM, SHARE OF FREEHOLD, GFH, EPC C.

- THIRD FLOOR FLAT
- CONVERTED GRADE II LISTED BUILDING
- SOUGHT AFTER STREET OFF WESTERN ROAD, HOVE
- WEST ASPECT LOUNGE/DINING ROOM
- SEPARATE KITCHEN
- THREE DOUBLE BEDROOMS
- PERIOD FEATURES
- SHARE OF FREEHOLD





SECOND FLOOR

ENTRANCE

Stairs risng to:

HALF LANDING

KITCHEN

Fitted with range of units comprising eye level wall cupboards and base cupboard and drawer units with wood effect working surfaces, tiled splashback, stainless steel single bowl single drainer sink unit with mixer tap, integrated electric oven, four ring gas hob, plumbed space for washing machine, further appliance space, cupboard housing combination boiler, recessed downlighting, laminate wood flooring, radiator, double aspect, East aspect casement window and further South aspect window.

BATHROOM

Fitted with white suite comprising panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap, low level close coupled WC, recessed downlighting, tiled walls, tiled floor, chrome ladder style heated towel rail, frosted glass window.

THIRD FLOOR

HALLWAY

Split level, recessed spotlights, stripped and varnished wooden bannister, entry phone system, loft hatch, electric meter and fuse box, skylight.

INNER HALL

Door leading to:

LOUNGE/DINING ROOM

Two West aspect sash windows with folding wooden shutters to sides, ceiling coving, feature fireplace with wooden mantle, cast iron inset and stone hearth, shelving to recess, stripped wood skirting, and door,

BEDROOM 3

Stripped wood door, stairs up from hallway, East aspect casement window, two Velux skylights, storage cupboard, loft hatch, radiator.

BEDROOM 1

East aspect sash window, ceiling coving and rose, radiator with decorative cover, stripped wood door.

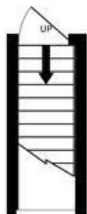
HALF LANDING.

BEDROOM 2

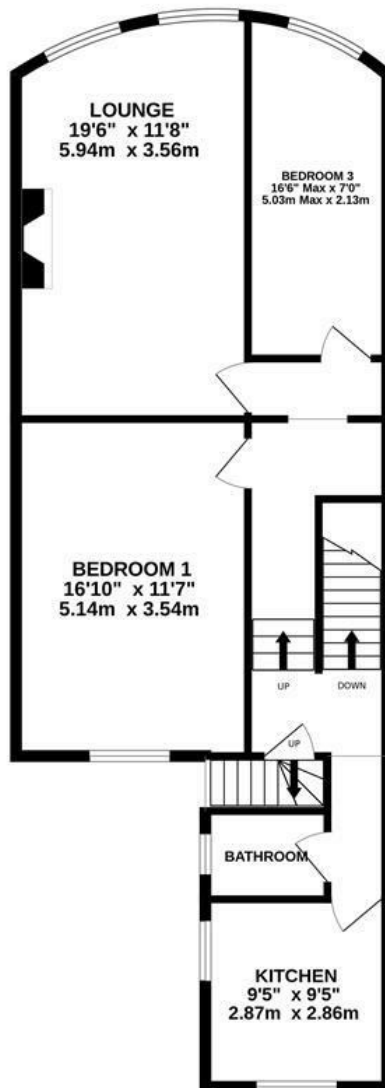
West aspect sash window, ceiling spotlights, radiator, stripped wood door.

COUNCIL TAX BAND B - £1,910.06

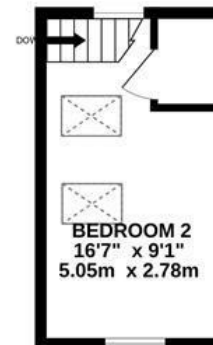
SECOND FLOOR
29 sq.ft. (2.7 sq.m.) approx.



THIRD FLOOR
858 sq.ft. (79.8 sq.m.) approx.



HALF LANDING
151 sq.ft. (14.0 sq.m.) approx.

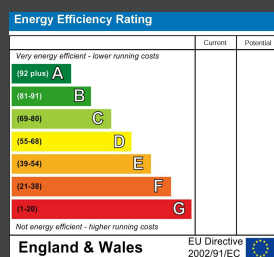


TOTAL FLOOR AREA : 996 sq.ft. (92.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE (EPC)



Council Tax Band: B

Maintenance: n/a

Lease Length: n/a

Ground Rent: n/a

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DISCLAIMER

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