



A WELL PRESENTED third floor flat in a CONVERTED GRADE I LISTED BUILDING located in HOVE'S FINEST SEAFRONT SQUARE. The accommodation comprises entrance hall, 18'2 LOUNGE/DINING ROOM, KITCHEN AREA, 18'2 BEDROOM, MODERN BATHROOM, SHARE OF FREEHOLD, EPC C.

- VIDEO TOUR AND FLOORPLAN
- STYLISH AND WELL PRESENTED
- CONVERTED GRADE I LISTED BUILDING
- SOUGHT AFTER LOCATION
- HOVE'S FINEST SEAFRONT SQUARE
- 18'2 LOUNGE/DINING ROOM
- FITTED KITCHEN AREA
- 18'2 DOUBLE BEDROOM
- BATHROOM
- SHARE OF FREEHOLD





THIRD FLOOR

ENTRANCE HALL

Skylight, ceiling spotlights, entry phone system.

LOUNGE

East aspect sash window, ceiling coving, recessed downlighting, two radiators, open square arch to:

KITCHEN AREA

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, wooden work tops with tiled surround, single bowl single drainer stainless steel sink unit with mixer tap, electric oven, four ring gas hob with glass splashback and stainless steel extractor hood over, plumbed space for washing machine, dishwasher, space for further appliance, wall mounted 'combination' boiler, East aspect sash window.

BATHROOM

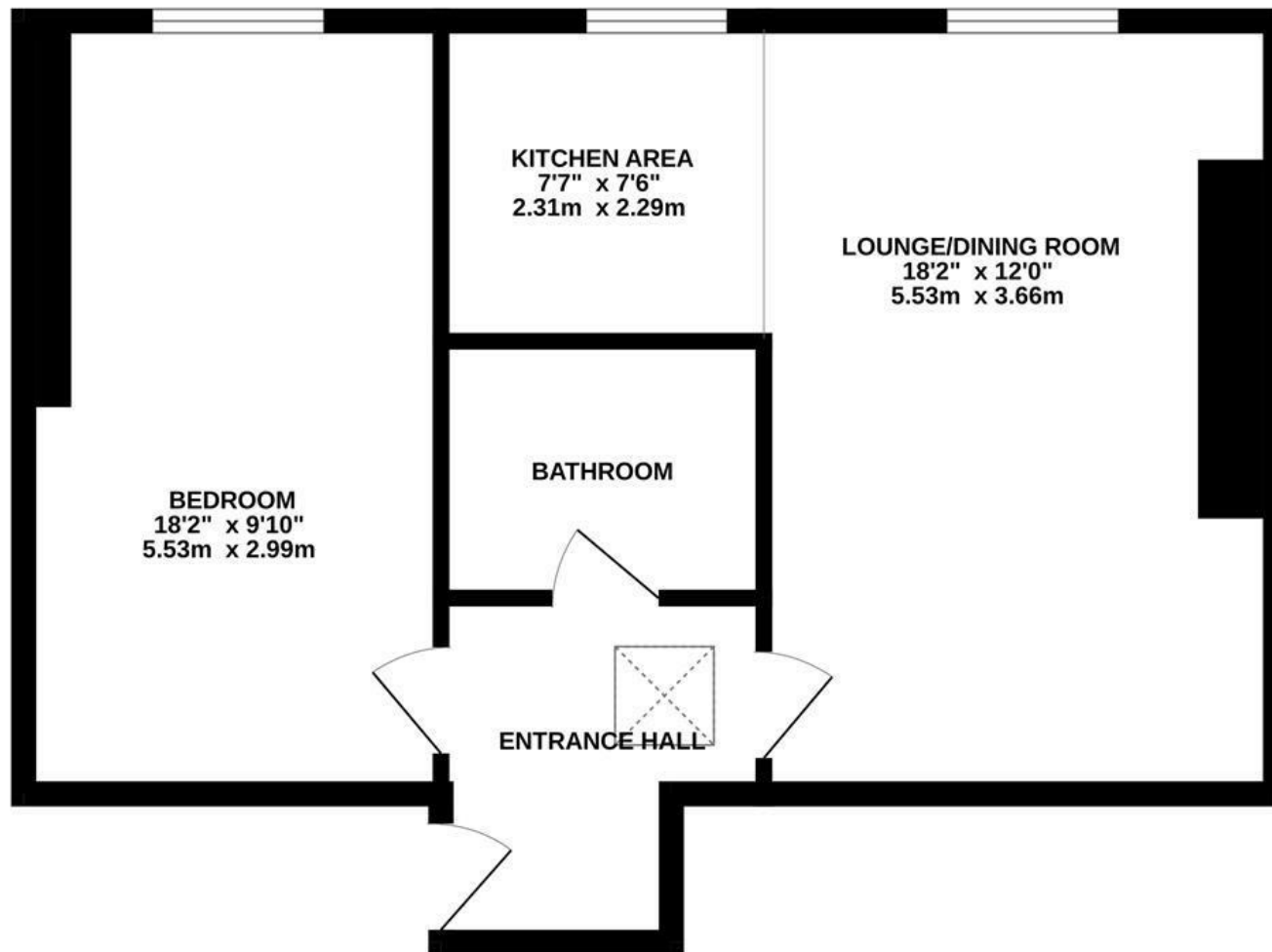
Fitted with white suite comprising panel bath with mixer tap and shower attachment, screen to side, wash hand basin with cupboards under, low level close coupled WC, recessed downlighting, tiled walls, chrome ladder style heated towel rail, extractor fan.

BEDROOM

East aspect sash window, picture rail, fitted desk, fitted storage, radiator.

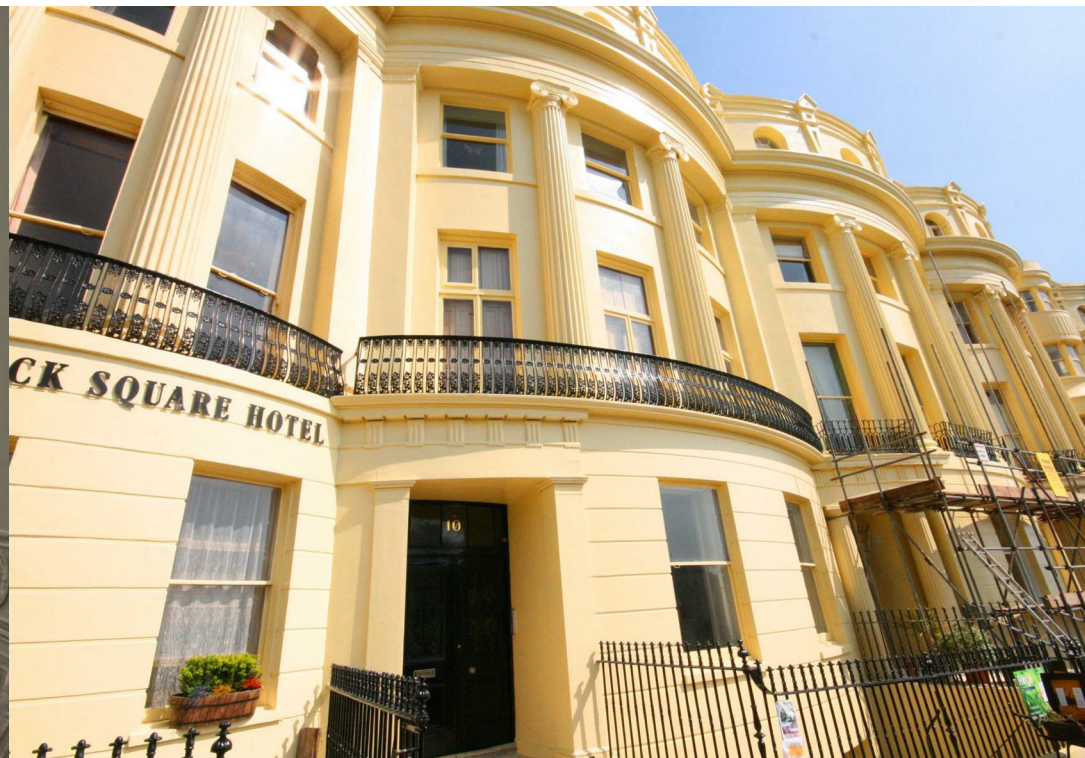
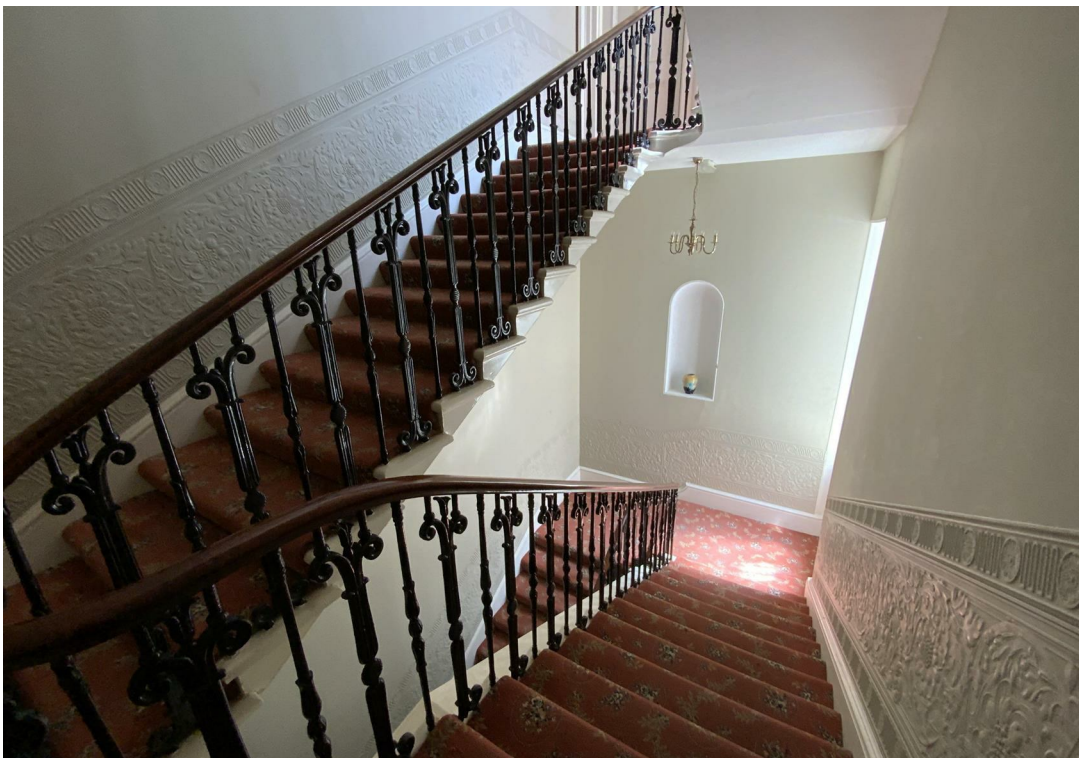
COUNCIL TAX BAND B - £1,910.06



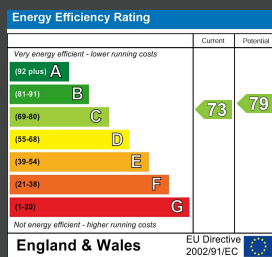


TOTAL FLOOR AREA : 532 sq.ft. (49.5 sq.m.) approx.

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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