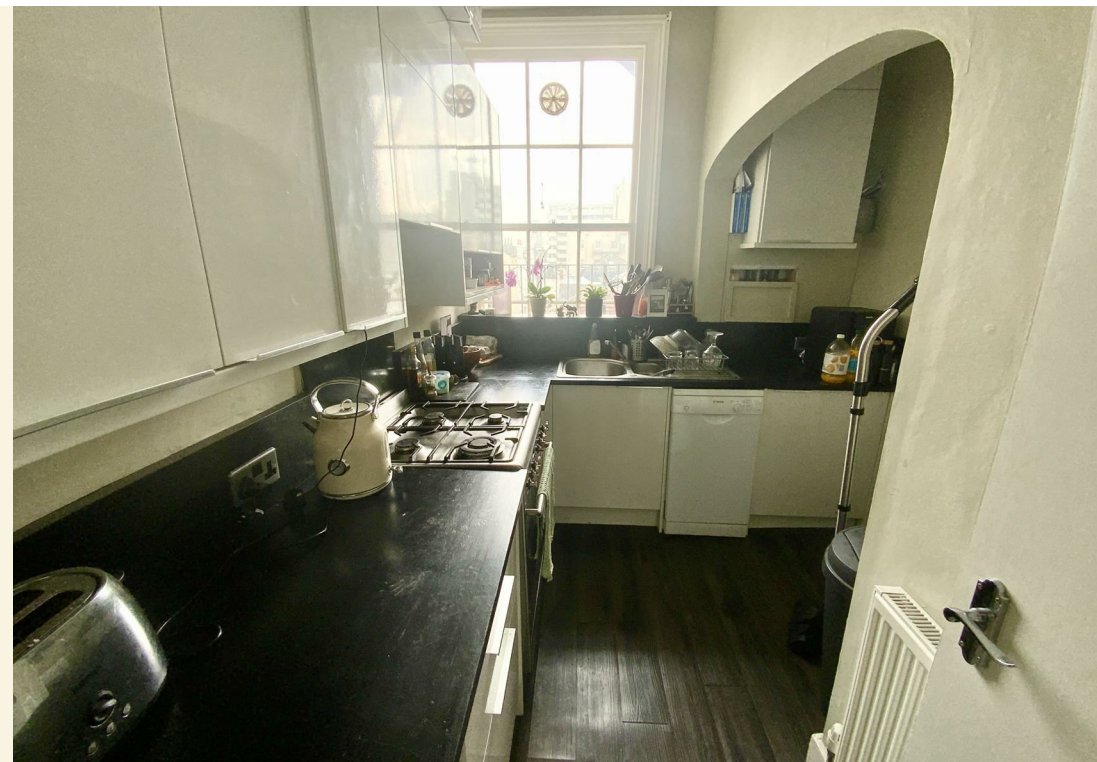




A one bedroom MAISONETTE in a CONVERTED GRADE I LISTED BUILDING situated on HOVE'S FINEST SEAFRONT SQUARES. The accommodation comprises entrance hall, LOUNGE WITH EXPOSED FLOORBOARDS, SEPARATE KITCHEN, SHOWER ROOM, NO ONGOING CHAIN, EPC D.

- VIDEO TOUR AND FLOORPLAN
- ONE BEDROOM MAISONETTE
- CONVERTED GRADE I LISTED BUILDING
- HOVE'S FINEST SEAFRONT SQUARE
- LOUNGE WITH EXPOSED FLOORBOARDS
- SEPARATE KITCHEN
- SHOWER ROOM
- SHARE OF FREEHOLD
- NO ON GOING CHAIN





FIRST FLOOR REAR

ENTRANCE HALL

Storage cuboards, dado rail, entry phone system.

KITCHEN

Fitted with a range of eye level wall cupboards and base cupboards and drawer units, worktops, stainless steel one and a quarter bowk single drainer sink unit with mixer tap, electric oven with gas hob, plumbed space for washing machine and dishwasher, space for fridge, ceiling spotlights, cupboard housing boiler, laminated wooden flooring, radiator, East aspect sash window.

BEDROOM

East aspect sash window, picture rail, radiator.

SHOWER ROOM

Fitted with white suite comprising tiled shower cubicle, worktop with cupboards under, wash hand basin with cupboards under and fitted mirror over, low level close coupled WC with concealed cistern, recessed downlighting, laminated wooden flooring, chrome ladder style heated towel rail, frosted glass windows.

SECOND FLOOR REAR

LANDING

East aspect multi glass paned sash window with access to fire escape.

LOUNGE

Two East aspect sash windows, picture rail, exposed floorboards, two radiators.

ADDITIONAL INFORMATION

Lease - 96 years remaining

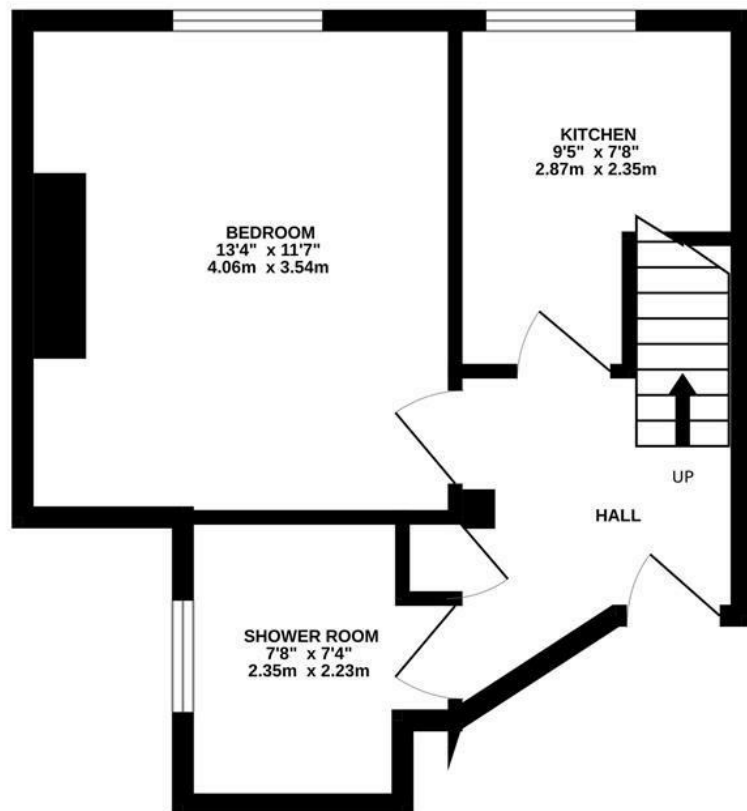
Maintenance - £1,600

Ground Rent - £200

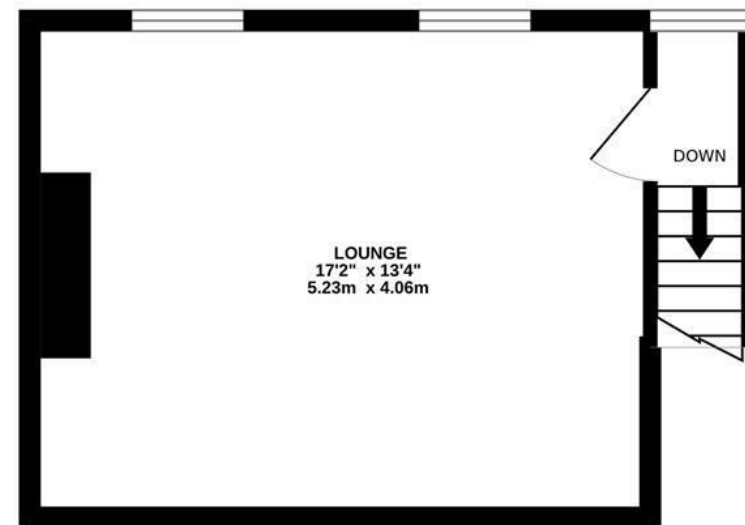
Council Tax Band B- £1,910.06



FIRST FLOOR REAR
329 sq.ft. (30.6 sq.m.) approx.



SECOND FLOOR REAR
239 sq.ft. (22.2 sq.m.) approx.



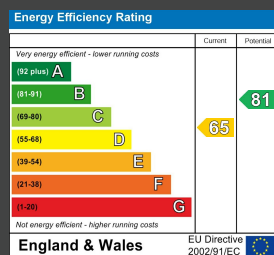
TOTAL FLOOR AREA : 568 sq.ft. (52.8 sq.m.) approx.

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

Tel: 01273 323000

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www.brices.co.uk

DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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