



A RARE OPPORTUNITY to buy a TWO BEDROOM second floor flat REQUIRING COMPLETE MODERNISATION throughout. Situated in a converted GRADE I LISTED BUILDING located on one of HOVE'S FINEST SEAFRONT SQUARES. The accommodation comprises entrance hall, SPACIOUS LOUNGE, KITCHEN, BATHROOM, EPC D.

- VERY RARE OPPORTUNITY
- REQUIRES MODERNISATION THROUGHOUT
- VIDEO TOUR AND FLOORPLAN
- GRADE I LISTED BUILDING
- VIEWS OVER SQUARE TO THE SEA
- TWO BEDROOMS
- SPACIOUS LOUNGE
- SEPARATE KITCHEN
- BATHROOM
- REQUIRES COMPLETE MODERNISATION





SECOND FLOOR

ENTRANCE HALL

Two built in cupboards, entry phone system.

LOUNGE

Two East aspect sash windows with folding wooden shutters to sides, views over the Square Gardens, oblique sea view, ceiling coving, picture rail.

BEDROOM 2

East aspect sash window with folding wooden shutters to sides, view over Square Gardens to the sea, ceiling coving.

BEDROOM 1

West aspect window, ceiling coving, fitted cupboards.

INNER HALL

Leaded light window to BEDROOM 1, stairs down to:

LOBBY

Window to side, fitted cupboard.

BATHROOM

Fitted with blue suite, window to rear.

KITCHEN

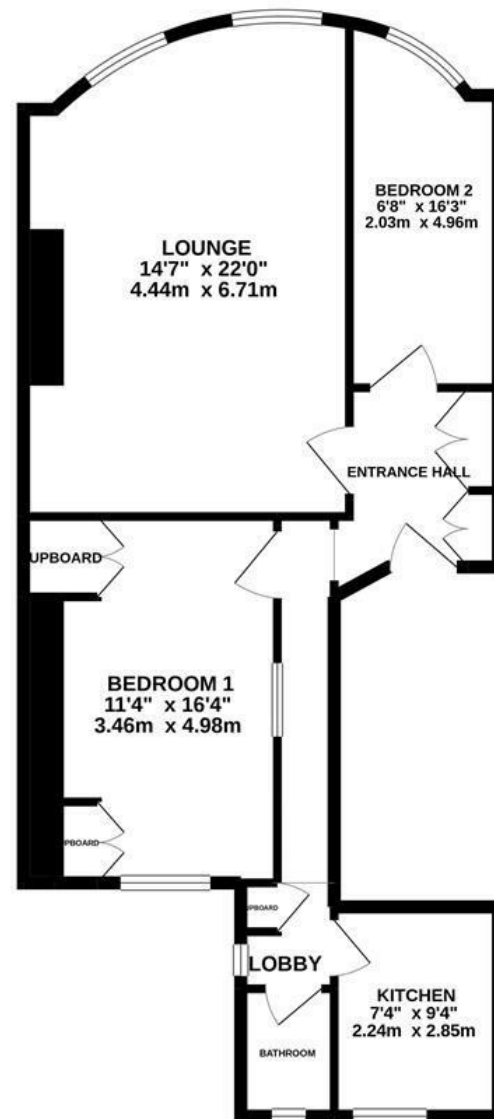
Stainless steel sink unit with cupboards under, work top with cupboards under, cupboard housing electric consumer unit, wall mounted gas water heater.

COUNCIL TAX BAND D - £2,227.91

Full Description

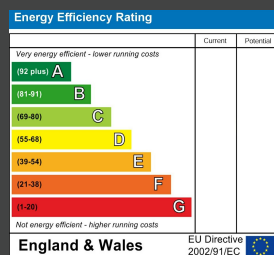
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SECOND FLOOR





ENERGY PERFORMANCE CERTIFICATE (EPC)



Council Tax Band: D

Maintenance: n/a

Lease Length: n/a

Ground Rent: n/a

Tel: 01273 323000

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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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