



A one bedroom lower ground floor flat in a CONVERTED GRADE I LISTED BUILDING located on HOVE'S FINEST SEAFRONT SQUARES. The accommodation comprises entrance hall, LOUNGE, RECESSED KITCHEN, DOUBLE BEDROOM, BATHROOM, EPC F.

- VIDEO TOUR AND FLOORPLAN
- ONE BEDROOM
- LOWER GROUND FLOOR
- CONVERTED GRADE I LISTED BUILDING
- HOVE'S FINEST SEAFRONT SQUARE
- LOUNGE
- RECESSED KITCHEN AREA
- BATHROOM





LOWER GROUND FLOOR

ENTRANCE HALL

L-Shaped.

LOUNGE

Two East aspect multi pane sash windows with stripped wooden shutters, ceiling coving and rose, feature fireplace with wooden mantle, cast iron/tiled inset with stone hearth, fitted cupboard.

RECESSED KITCHEN

Fitted with a range of eye level wall cupboards and base cupboards, worktops with tiled surround, stainless steel one and a quarter bowl sink unit with mixer tap, electric oven, electric hob with extractor hood over, space for appliance, recessed downlighting, tiled floor.

BEDROOM

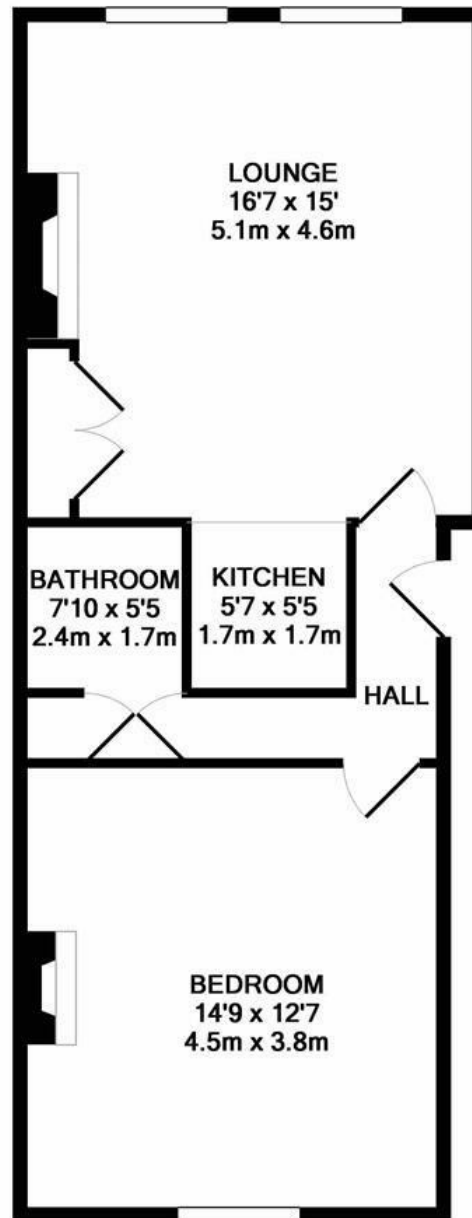
West aspect multi pane window, picture rail, cast iron fireplace.

BATHROOM

Fitted with white suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level close coupled WC, cupboard with plumbed space for washing machine tiled walls, tiled floor..

COUNCIL TAX BAND B - £1,910.06

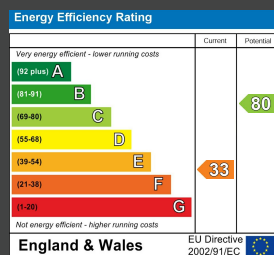




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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
Made with Metropix ©2019



ENERGY PERFORMANCE CERTIFICATE (EPC)



Council Tax Band: B

Maintenance: n/a

Lease Length: n/a

Ground Rent: n/a

Tel: 01273 323000

Email: sales@brices.co.uk

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.

brices
VIRTUAL VIEWINGS

brices
sales & lettings