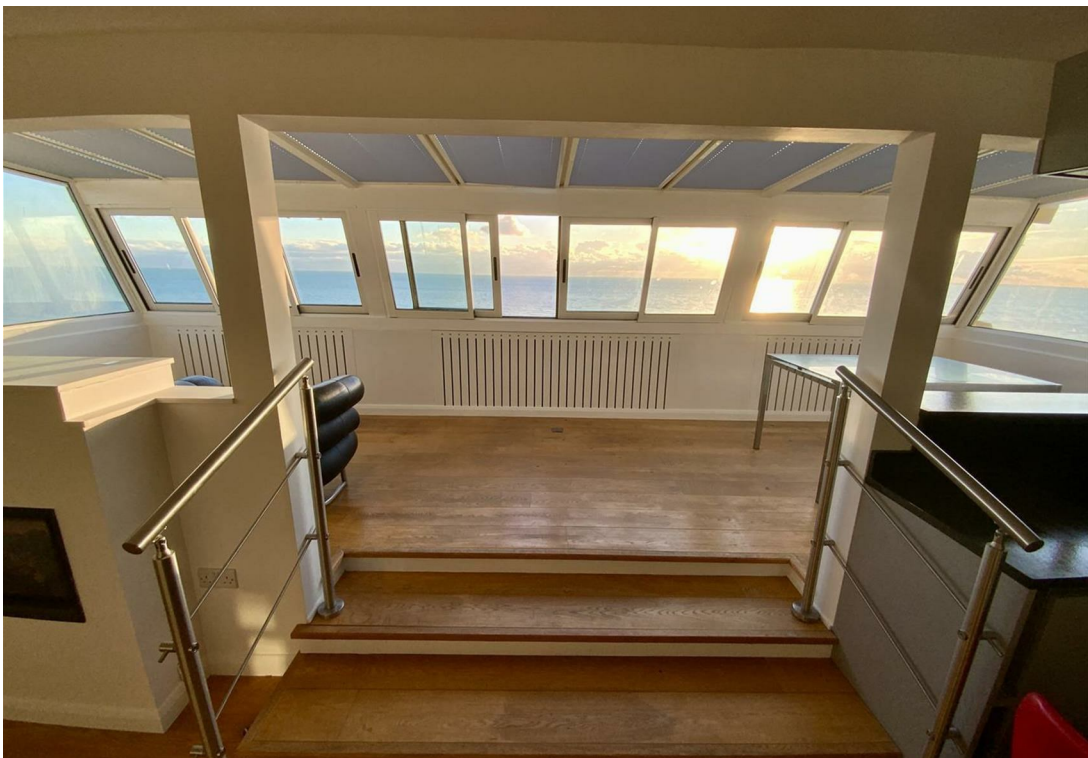




A TWO BEDROOM fourth floor PENTHOUSE APARTMENT in a CONVERTED GRADE I LISTED BUILDING, benefitting from STUNNING COASTAL VIEWS. The accommodation comprises SPACIOUS LOUNGE, FULL WIDTH SUN LOUNGE WITH DIRECT SEA VIEWS, OPEN PLAN FITTED KITCHEN, EN SUITE SHOWER ROOM, FURTHER SHOWER ROOM, PASSENGER LIFT, SHARE OF FREEHOLD, A MUST VIEW PROPERTY, EPC C.

- UNIQUE PENTHOUSE APARTMENT
- STUNNING SEA AND COASTAL VIEWS
- CONVERTED GRADE I LISTED BUILDING
- HOVE'S FINEST SEAFRONT TERRACE
- SPACIOUS OPEN PLAN LIVING ROOM
- 23' x 7'2 SOUTH/EAST/WEST ASPECT SUN ROOM
- MODERN FITTED KITCHEN
- TWO BEDROOMS, TWO SHOWER ROOMS
- SHARE OF FREEHOLD
- PASSENGER LIFT





FOURTH (TOP) FLOOR

ENTRANCE HALL

East aspect double glazed window, skylight, entry phone system, cupboard housing electric trips, Oak flooring, upright radiator.

BEDROOM 2

West aspect window with secondary glazing, recessed downlighting, upright radiator.

SHOWER ROOM

Fitted with white suite comprising tiled shower cubicle, wall hung wash hand basin with mixer tap, mirror fronted medicine cabinet over, low level close coupled WC, part tiled walls, tiled floor, chrome ladder style heated towel rail, extractor fan, skylight.

LOUNGE PLAN LOUNGE/KITCHEN

Recessed downlighting, double sided living flame fire, range of cupboards and shelving, Oak flooring, two radiators, steps up to:

SUN ROOM

Measuring 23'4 x 7'3.

Triple aspect room with (South, East and West) double glazed sliding picture windows and glass roof giving stunning panoramic sea and coastal views, solid oak veneered wooden flooring, three concealed radiators.

KITCHEN AREA

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, granite worktops and splashbacks, island unit with granite worktop, wine fridge and cupboards under, three pendant lights over, electric oven, microwave oven, electric hob, washing machine, dishwasher, space for fridge/freezer, recessed downlighting, Oak flooring, two floor to ceiling mirrors reflecting the view.

INNER HALL

Wardrobe.

BEDROOM 1

Sash window with secondary glazing, wardrobe with sliding mirror fronted doors, recessed downlighting, radiator.

EN SUITE SHOER ROOM

Full width shower cubicle with fixed and flexible hose shower heads, wash hand basin with wall mounted mixer tap and drawers under, mirror fronted medicine cabinet, low level WC with concealed cistern, part tiled walls, tiled floor, towel rail, internal window, skylight.

EXTERNAL

BASEMENT

Additional lockable store room and wardrobe.

ADDITIONAL INFORMATION

Lease - Share of Freehold - 979 years approximately remaining

Maintenance - % of outgoings - Average £300-£400 per month

Ground Rent - £0

Council Tax Band E - £3,001.52

FOURTH FLOOR
789 sq.ft. (73.3 sq.m.) approx.

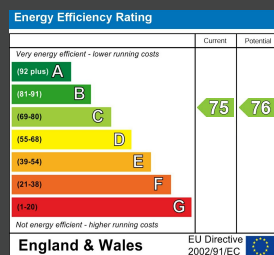


TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

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: E

Maintenance: n/a

Lease Length: n/a

Ground Rent: n/a

Tel: 01273 323000

Email: sales@brices.co.uk

www.brices.co.uk

DISCLAIMER

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