



A SPACIOUS TWO BEDROOM FIRST AND SECOND FLOOR MAISONETTE located in SOUGHT AFTER POETS CORNER and CLOSE TO HOVE STATION. The property comprises OWN STREET ENTRANCE, SPACIOUS LOUNGE WITH BAY WINDOW, KITCHEN/BREAKFAST ROOM, BATHROOM, GAS CENTRAL HEATING, EPC D.

- SOUGHT AFTER POETS CORNER LOCATION
- OWN STREET ENTRANCE
- TWO DOUBLE BEDROOMS
- SPACIOUS MAISONETTE
- CONVERTED PERIOD BUILDING
- LOUNGE
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- BATHROOM





GROUND FLOOR

ENTRANCE

Own street entrance with stairs leading to:

FIRST FLOOR

LOUNGE

Three East aspect double glazed windows to bay, ceiling coving, radiator.

KITCHEN

Modern open plan kitchen/breakfast room, double glazed window to side.

BATHROOM

Fitted with white suite.

BEDROOM 2

Double bedroom, double glazed window, radiator.

SECOND FLOOR

BEDROOM 1

Double glazed window, loft style room with fitted cupboards.

ADDITIONAL INFORMATION

Lease - Approximately 77 years, vendor in negotiations to extend to 167

Maintenance - 60% of outgoings £1500 pa

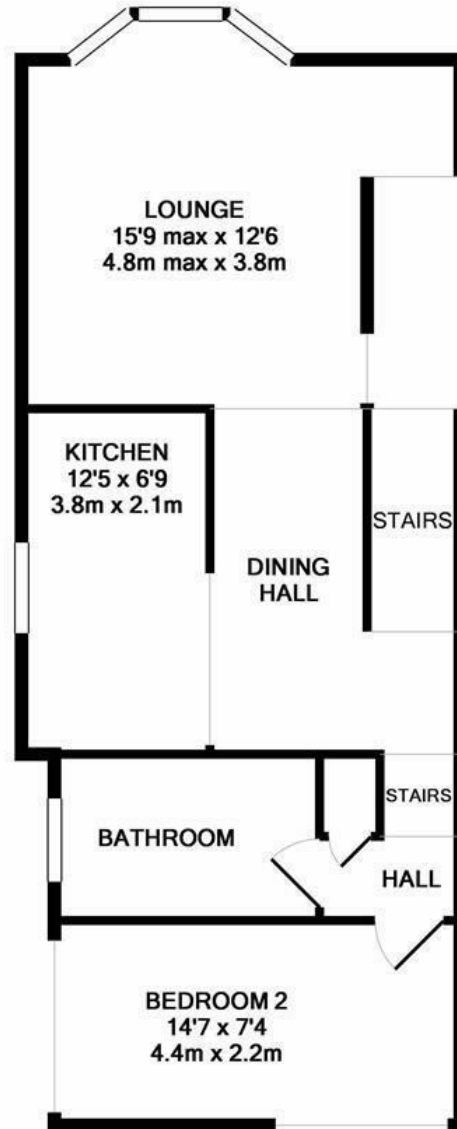
Ground Rent - £125

Council Tax Band C - £2,182.92

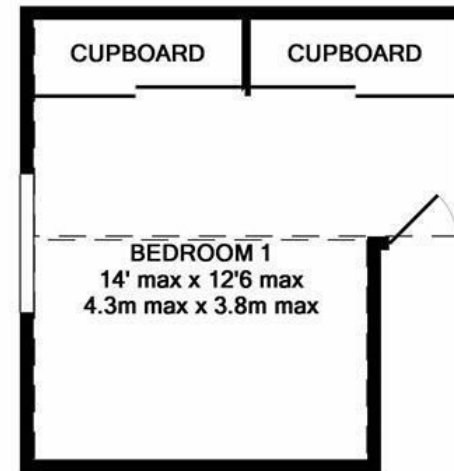




GROUND FLOOR



1ST FLOOR



2ND FLOOR

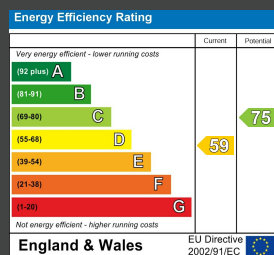
TOTAL APPROX. FLOOR AREA 872 SQ.FT. (81.0 SQ.M.)

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

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ENERGY PERFORMANCE CERTIFICATE (EPC)



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