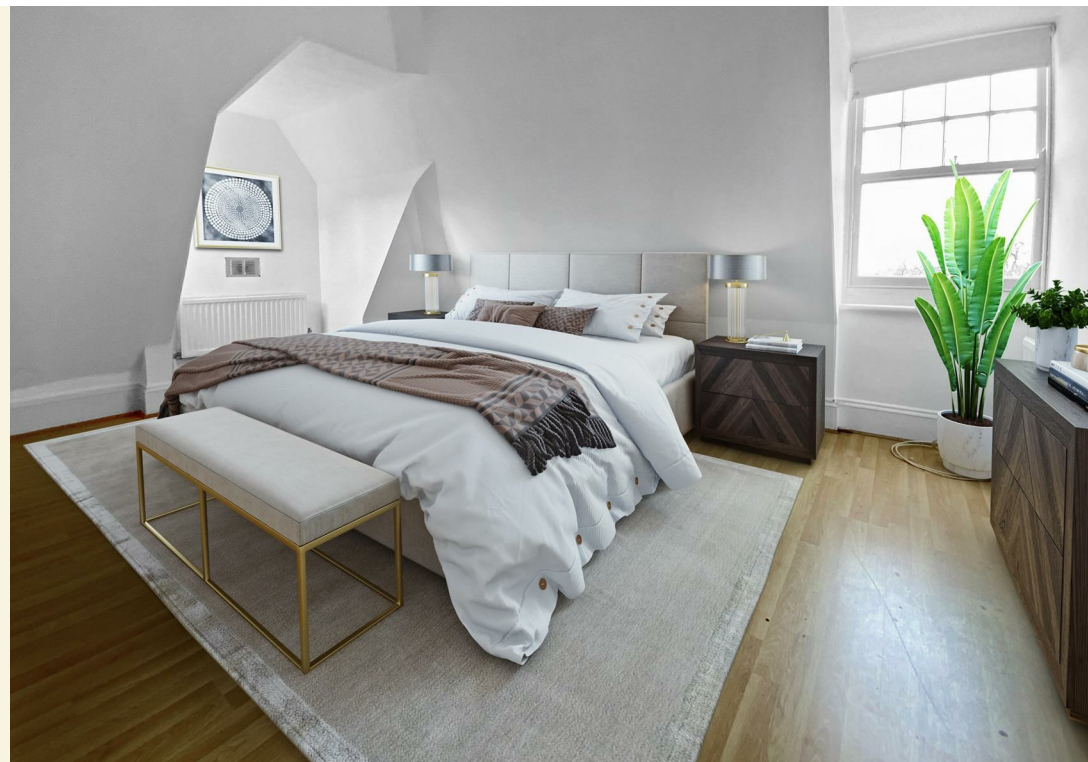
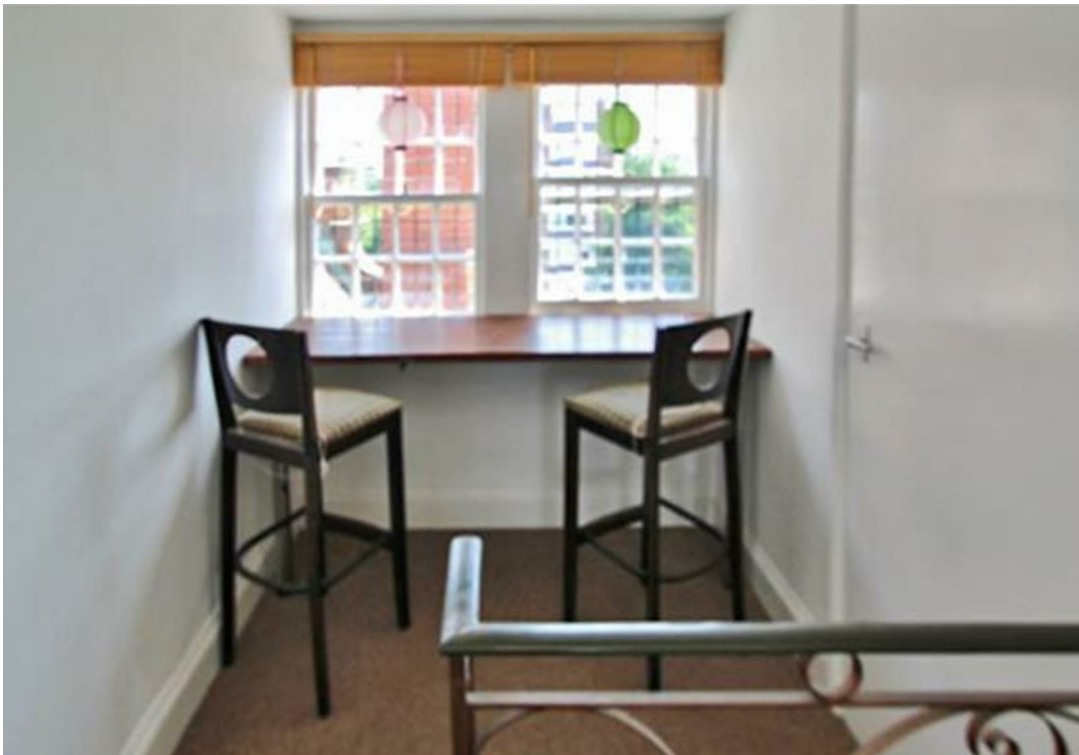




A SPACIOUS, ONE/TWO BEDROOM TOP FLOOR FLAT situated in a CONVERTED GRADE II LISTED BUILDING in this SOUGHT AFTER LOCATION CLOSE TO HOVE STATION. The accommodation comprises DOUBLE ASPECT LOUNGE/DINING ROOM, SEPARATE KITCHEN, BATHROOM, SEPARATE WC, ROOF TERRACE, COMMUNAL GARDEN AND STORE, GCH, EPC E.

- ONE/TWO BEDROOM TOP FLOOR FLAT
- CONVERTED GRADE II LISTED BUILDING
- CURRENTLY LET AT £16,800 P.A.
- CLOSE TO HOVE STATION
- LOUNGE/DINING ROOM
- SEPARATE KITCHEN
- BATHROOM + SEPARATE WC
- ROOF TERRACE
- COMMUNAL GARDEN + STORAGE
- SHARE OF FREEHOLD





## SECOND FLOOR

### ENTRANCE

Understairs storage cupboard, frosted glass window, radiator.

### SEPARATE WC

South aspect leaded light coloured glass window, low level close coupled WC.

## THIRD FLOOR

### LANDING

Split level, East aspect leaded light sash window, skylight, breakfast bar, entry phone system.

### LOUNGE/DINING ROOM

Double aspect, four sash windows, ceiling spotlights, walk in storage cupboard, wooden flooring, door to:

### KITCHEN

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, work tops, stainless steel single bowl single drainer sink unit with mixer tap, oven with five ring gas hob, plumbed space for washing machine, space for further appliance, wall mounter boiler, East aspect leaded light sash window.

### BEDROOM 1

Double aspect, sash window, further window, fitted wardrobes, wooden flooring, two radiators.

### OCCASIONAL BEDROOM 2/STUDY

Feature East aspect arched window, ceiling spotlights, wooden flooring, radiator.

### BATHROOM

Fitted with white suite, 'Spa' bath with mixer tap and shower attachment, wash hand basin with mixer tap, low level close coupled WC, storage cupboard, tiled floor, chrome ladder style heated towel rail, skylight window.

## EXTERNAL

### ROOF TERRACE

East aspect, accessed via communal hallway opposite flat entrance.

### COMMUNAL STORAGE ROOM

Formerly the tripple length garage, door to:

### COMMUNAL GARDEN

West aspect, lawned with mature borders to sides.

## ADDITIONAL INFORMATION

Lease - Share of freehold

Maintenance - £1,110 + insurance of £1,000 = £2,110.

Ground Rent - £0

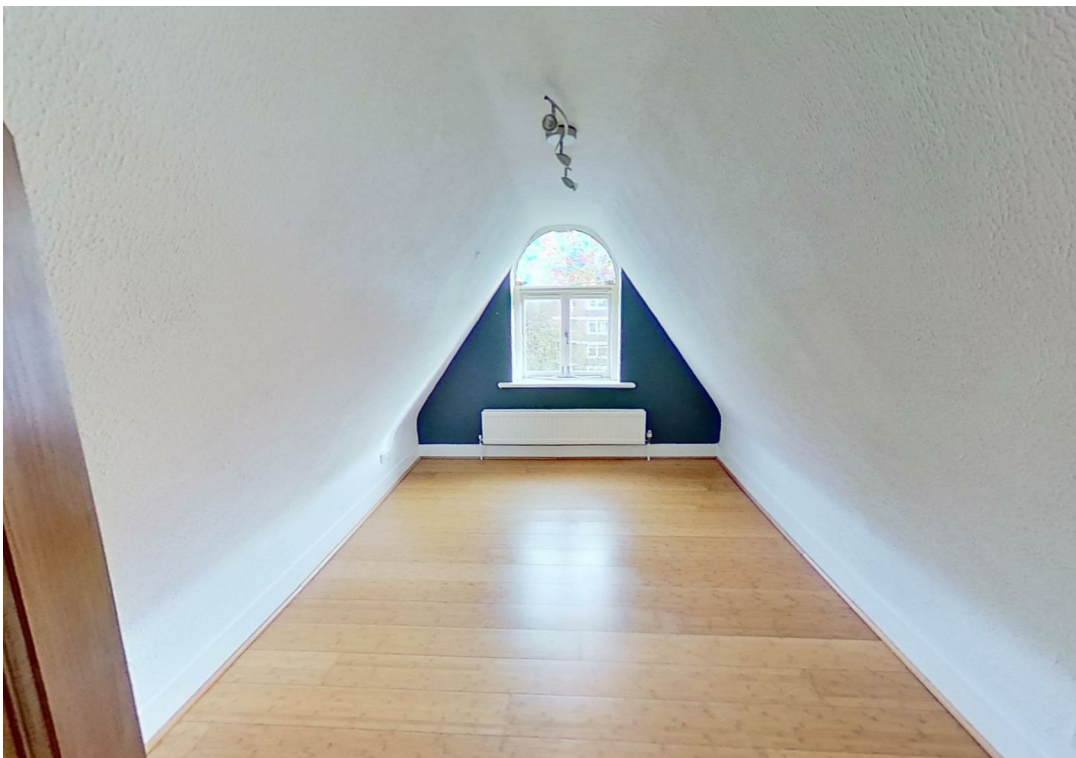
Council Tax Band C - £2,182.92

## The Drive

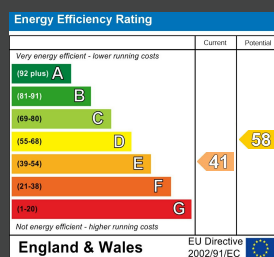


Approximate Gross Internal Area = 92.80 sq m / 998.89 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**GDIMPACT**



## ENERGY PERFORMANCE CERTIFICATE (EPC)



**Council Tax Band: C**

**Maintenance: n/a**

**Lease Length: n/a**

**Ground Rent: n/a**

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