# brices sales & lettings





A TWO DOUBLE BEDROOM third (top) floor flat in a CONVERTED PERIOD

BUILDING overlooking HOVE'S FINEST SEAFRONT SQUARE with STUNNING SEA VIEWS. The accommodation comprises WEST ASPECT LOUNGE/DINING ROOM, WEST ASPECT KITCHEN/BREAKFAST ROOM, BATHROOM, GCH, EPC C.

- BEAUTIFULLY PRESENTED
- STUNNING SEA VIEWS
- WEST ASPECT LOUNGE
- WEST ASPECT KITCHEN/BREAKFAST ROOM
- TWO DOUBLE BEDROOMS
- SPACIOUS BATHROOM
- GAS CENTRAL HEATING
- TOP FLOOR (THIRD) FLAT
- HOVE'S FINEST SEAFRONT SQUARE
- VIDEO TOUR AND FLOORPLAN





### THIRD FLOOR

### **ENTRANCE HALL**

Storage cupboard housing boiler, radiator.

### LOUNGE/DINING ROOM

Two West aspect sash windows with stunning views across the square gardens to the sea, ceiling coving, radiator, open arch to:

## KITCHEN/BREAKFAST ROOM

Fitted with a range of eye level wall cupboards and base cupboards and drawer units, wood effect worktops and tiled surround, ceramic one and a quarter bowl single drainer sink unit with mixer tap, electric oven, gas hob with stainless steel extractor hood over, plumbed space for washing machine, space for fridge/freezer, tiled floor, West aspect sash window with stunning views across the square gardens to the sea.

### **BATHROOM**

Spacious bathroom fitted with modern white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level close coupled WC, part tiled walls, chrome ladder style heated towel rail.

### BEDROOM 1

East aspect window, radiator.

### **BEDROOM 2**

Double aspect, East and North aspect windows, ceiling coving, radiator.

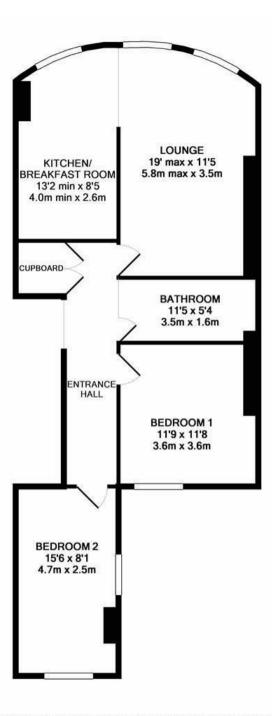
### **ADDITIONAL INFORMATION**

Lease -

Maintenance -

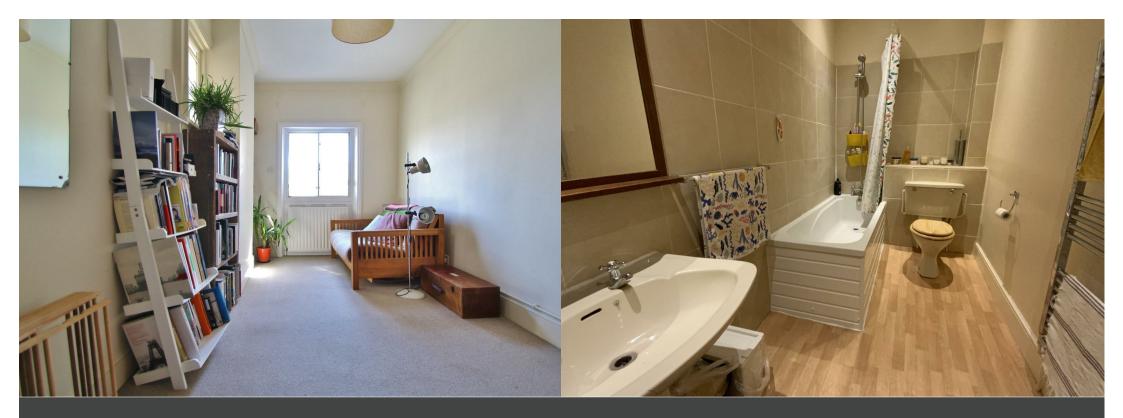
Ground Rent -

Council Tax Band C - £2,182.92

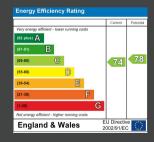


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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



Council Tax Band: C Maintenance: n/a Lease Length: n/a Ground Rent: n/a

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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.



