



A BEAUTIFUL AND STYLISH two bedroom apartment in a CONVERTED GRADE I LISTED BUILDING located on HOVE'S FINEST SEAFRONT SQUARE. The accommodation comprises SPACIOUS LOUNGE, FITTED KITCHEN, UTILITY ROOM, BATH/SHOWER ROOM, EN SUITE, COMMUNAL GARDEN, EPC C.

- VIRTUAL REALITY AND FLOORPLAN
- STUNNING PERIOD APARTMENT
- CONVERTED GRADE I LISTED BUILDING
- HOVE'S FINEST SEAFRONT SQUARE
- SPACIOUS LOUNGE
- SEPARATE FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM AND EN SUITE
- UTILITY ROOM
- COMMUNAL GARDEN





FIRST FLOOR REAR

ENTRANCE HALL

Stairs to SECOND FLOOR, sash window.

SECOND FLOOR

LANDING

'Velux skylight'.

BATH/SHOWER ROOM

Fitted with modern white suite comprising free standing bath with centralised mixer tap with shower attachment, tiled wet room shower with wall mounted mixer tap and shower attachment, wash hand basin with wall mounted mixer tap, low level close coupled WC, recessed downlighting, part tiled walls, tiled floor, chrome ladder style heated towel rail, extractor fan, 'Velux' skylight.

HALLWAY

Recessed downlighting, loft hatch, video entry phone, 'Karndean' flooring, column radiator.

LOUNGE

Multi pane windows overlooking COMMUNAL GARDEN, feature cast iron fireplace with stone hearth, shelving to recess, recessed downlighting, 2 wall uplighters, 'Karndean' flooring, column radiator.

KITCHEN BREAKFAST ROOM

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, granite working surfaces and splashbacks, inset sink unit with mixer tap, electric oven, gas hob with stainless steel splashback and extractor hood over, dishwasher, fridge, freezer, cupboard housing boiler, recessed downlighting, column radiator, feature glass block window to HALLWAY, double aspect, South and East windows.

BEDROOM 1

South aspect multi pane windows, feature cast iron fireplace, recessed downlighting, five wall uplighters, cupboard, 'Karndean' flooring, door to:

EN SUITE SHOWER ROOM

Fitted with white suite comprising tiled shower cubicle with wall mounted mixer tap and shower attachment, wash hand basin with wall mounted mixer tap, low level close coupled WC, recessed downlighting, tiled walls, chrome ladder style heated towel rail, extractor fan.

BEDROOM 2

Multi pane windows overlooking COMMUNAL GARDEN, picture rail, feature cast iron fireplace surround, fitted wardrobe, further cupboard to recess, two wall uplighters, recessed downlighting, 'Karndean' flooring, column radiator.

UTILITY ROOM

Window, worktop with cupboards under, plumbed space for washing machine, ceiling spotlight, chrome ladder style heated towel rail, part tiled walls, tiled floor, feature glass block window to staircase.

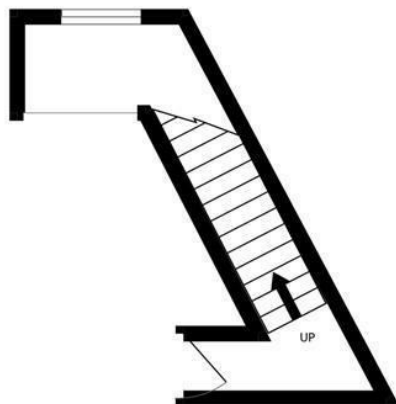
EXTERNAL

COMMUNAL GARDEN

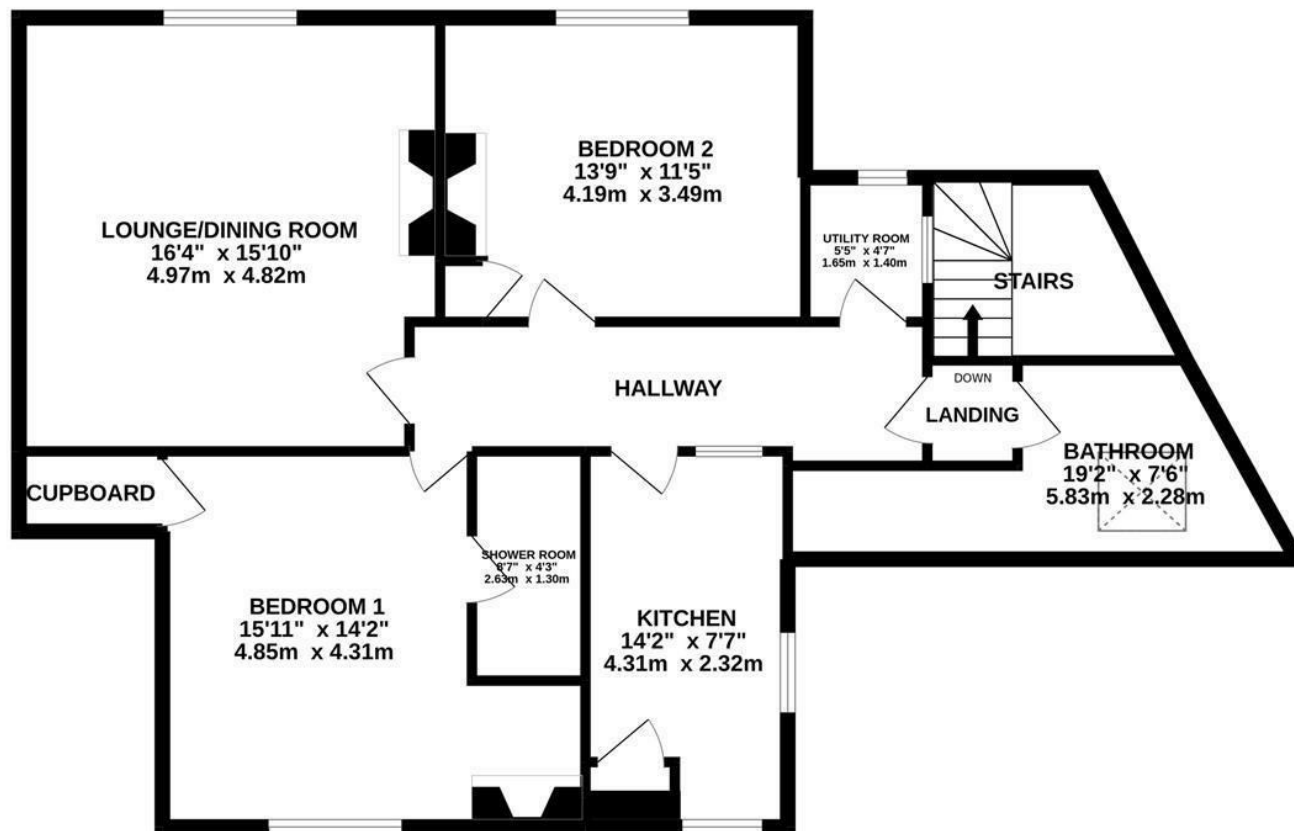
Lawned with borders.

COUNCIL TAX BAND C - £2,182.92

FIRST FLOOR



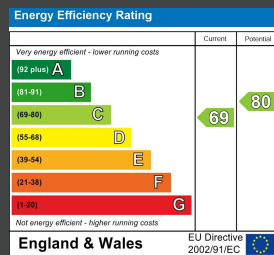
SECOND FLOOR



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: 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.

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