



A THREE BEDROOM three storey mews house in the tucked away location close to HOVE SEAFRONT. The accommodation comprises LOUNGE, SEPARATE KITCHEN, THREE BEDROOMS, BATHROOM, EN SUITE SHOWER, BALCONY, SMALL COURTYARD, ALLOCATED PARKING SPACE, GCH, EPC C.

- THREE STOREY MEWS HOUSE
- VIEWINGS ON 17th MAY - MORNING
- SECLUDED LOCATION
- OFF HOVE SEAFRONT
- LOUNGE
- WITH SEPARATE KITCHEN
- THREE BEDROOMS
- BATHROOM + SHOWER ROOM
- BALCONY + SMALL PATIO
- ALLOCATED CAR PARKING SPACE





GROUND FLOOR

ENTRANCE HALL

'Karndean' flooring.

LOUNGE/DINING ROOM

Multi pane windows to bay, ceiling coving, 'Karndean' flooring, door to SMALL PATIO.

KITCHEN

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, wooden work tops, stainless steel single bowl single drainer sink unit with mixer tap, electric oven, four ring gas hob with tiled splashback and extractor fan over, washing machine, dishwasher, fridge/freezer, wall mounted boiler, 'Karndean' flooring, sash window overlooking SMALL PATIO.

FIRST FLOOR

BEDROOM 2

Multi paned glass windows to bay, ceiling coving.

BEDROOM 3

Ceiling coivng, window.

SHOWER ROOM

Fitted with white suite comprising tiled shower cubicle, wash hand basin with mixer tap, low level WC with concealed cistern, chrome ladder style heated towel rail, vinyl flooring, frosted glass window.

SECOND FLOOR

BEDROOM 1

Multi pane windows with door to BALCONY.

BALCONY

Overlooking the mews.

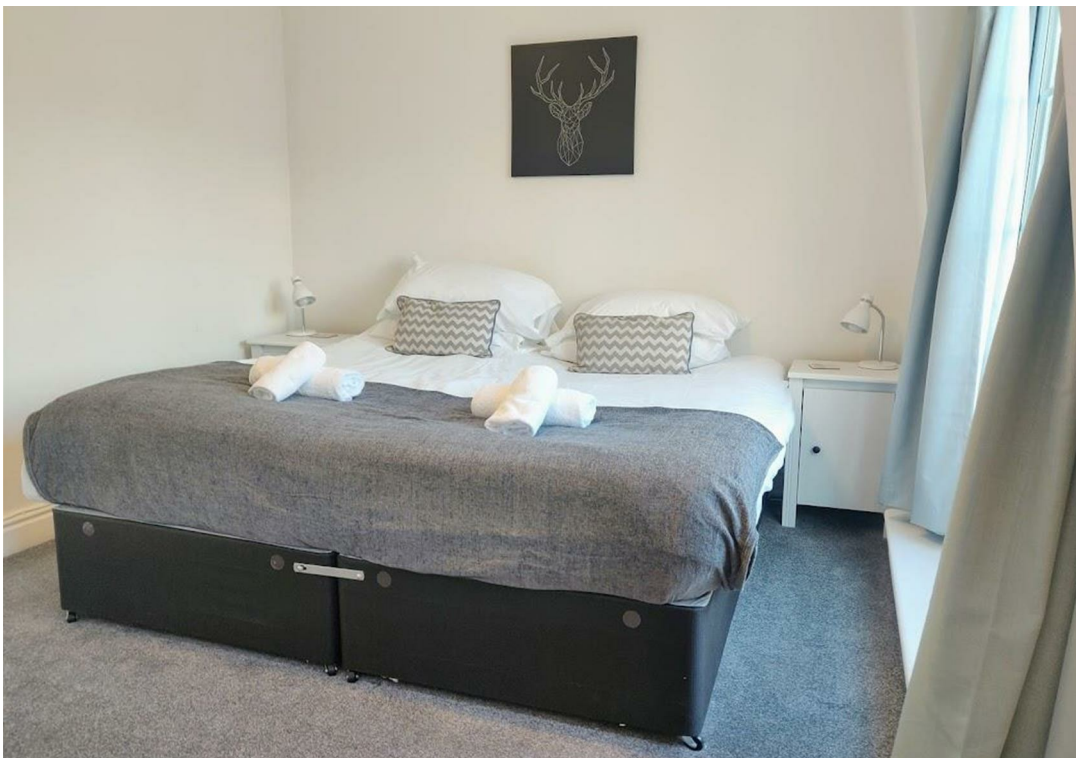
BATHROOM

Fitted with white suite comprising panelled bath with mixer tap and shower attachment, wash hand basin, bidet, vinyl flooring.

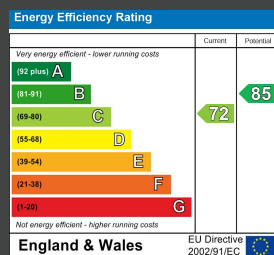
EXTERNAL

ALLOCATED CAR PARKING SPACE

COUNCIL TAX BAND E - £3,001.52



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

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.

360°
brices
VIRTUAL VIEWINGS

brices
sales & lettings