



A STYLISH AND BEAUTIFULLY PRESENTED first floor flat in a CONVERTED PERIOD BUILDING off HOVE SEAFRONT. The accommodation comprises entrance hall, WEST ASPECT OPEN PLAN LOUNGE/KITCHEN, BESPOKE HANDMADE KITCHEN AREA, 24' WEST ASPECT BALCONY, BATHROOM, DOUBLE BEDROOM WITH MEZZANINE, PERIOD FEATURES, SHARE OF FREEHOLD, EPC

- STYLISH AND BEAUTIFULLY PRESENTED
- FIRST FLOOR BALCONY FLAT
- CONVERTED PERIOD BUILDING
- SOUGHT AFTER CENTRAL HOVE LOCATION
- LOCATED OFF HOVE SEAFRONT
- WEST ASPECT OPEN PLAN LOUNGE/KITCHEN
- 24' WEST ASPECT BALCONY
- DOUBLE BEDROOM WITH MEZZANINE
- PERIOD FEATURES
- SHARE OF FREEHOLD





FIRST FLOOR

ENTRANCE HALL

Entry phone system, cupboard, restored exposed floorboards.

OPEN PLAN LOUNGE/KITCHEN

Three West aspect floor to ceiling draft proofed sash windows giving access to BALCONY, ornate ceiling coving, picture rail, feature marble fireplace mantle with tiled hearth, cupboard and shelving to chimney recess's, exposed floorboards, column radiator.

KITCHEN AREA

Bespoke custom built Scandanavian style fitted kitchen comprising a range of wood fronted eye level wall cupboards and base cupboard and drawer units, one piece English Ash worktops, inset stainless steel sink unit with mixer tap, electric oven, electric hob with extractor fan over, washer/dryer, dishwasher, space for fridge/freezer, wall mounted boiler installed August 2024, restored exposed floorboards.

BALCONY

West aspect, 24 foot in width, oblique sea views.

BATHROOM

Fitted with white suite comprising panelled bath with wall mounted taps and fixed shower head, screen to side, Cedar wood wash hand basin with cupboards under, WC with concealed cistern, ceiling spotlights, extractor fan, ladder style heated towel rail.

BEDROOM

East aspect sash window, hand made cupboard with drawers under to recess, further cupboard, radiator, custom built steam bent timber staircase in English Ash wood stairs rising to:

MEZZANINE

Ornate ceiling coving, two cupboards.

ADDITIONAL INFORMATION

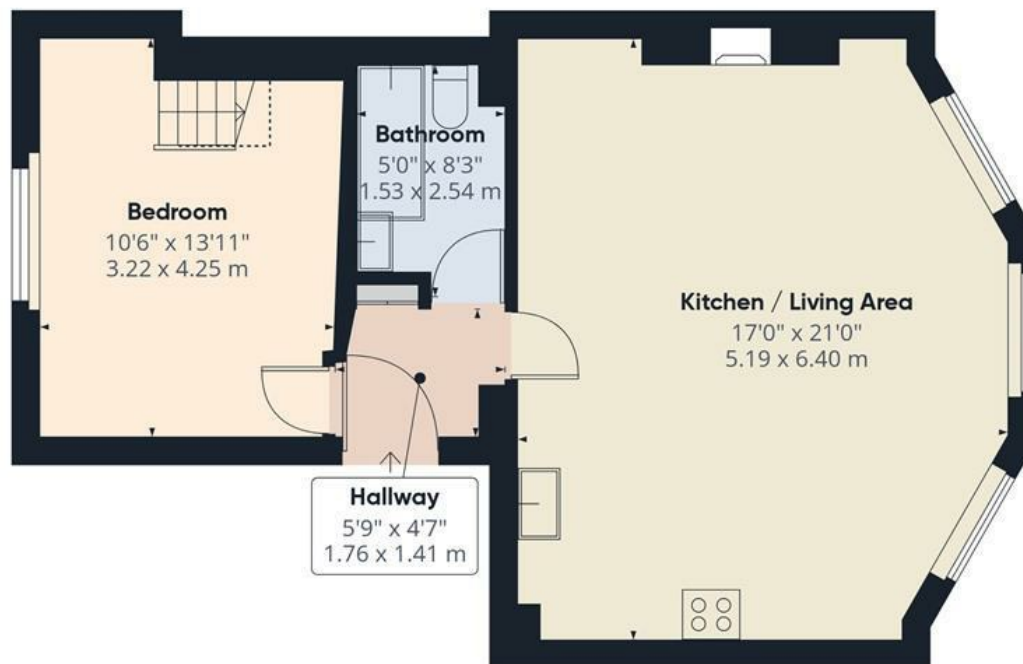
Lease - 999 years from 29th September 1981 - Share of Freehold

Maintenance - £2,524 (2025)

Ground Rent - £0

Council Tax Band B - £1,910.06





Ground Floor



Floor 0 1/2

Approximate total area⁽¹⁾

627 ft²

58.2 m²

Reduced headroom

75 ft²

7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

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