





A THIRD FLOOR (TOP) FLAT located in a CONVERTED GRADE I LISTED BUILDING on HOVE's FINEST SEAFRONT TERRACE. The accommodation comprises, SOUTH ASPECT LOUNGE/DINING ROOM, SEA VIEWS, MODERN FITTED KITCHEN, TWO DOUBLE BEDROOMS, BATHROOM, ATTIC STORAGE.

- A BEAUTIFULLY PRESENTED TOP FLOOR FLAT
- CONVERTED GRADE I LISTED BUILDING
- HOVE'S FINEST SEAFRONT TERRACE
- 24'3 LOUNGE/DINING ROOM
- DIRECT VIEWS TO THE BEACH AND SEA
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- ATTIC STORAGE
- SHARE OF FREEHOLD





### THIRD FLOOR

#### ENTRANCE HALL

Casement window to roof, fitted shelving.

#### LOUNGE/DINING ROOM

Three south aspect sash windows with stunning direct sea and beach views, feature painted cast iron fireplace surround, loft hatch to:

#### ATTIC STORAGE

Measuring 10'0 x 6'0.

Restricted head height, boarded with painted wood panelling to roof, hatch through to further attic storage.

#### BEDROOM 2

Velux skylight with remote controlled electric mechanism, fitted wardrobe.

#### INNER HALL

Security entry phone system.

#### KITCHEN

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, wood effect worktops and splashback, stainless steel one and a quarter bowl single drainer sink unit with mixer tap, electric oven, gas hob with stainless steel extractor hood over, ceiling coving, recessed downlighting, cupboard housing boiler with plumbed space for washing machine, wooden flooring, radiator, glass pane door with window to the side giving access to fire escape.

#### BEDROOM 1

Sash window to rear, ceiling coving.

#### BATHROOM

Fitted with white suite comprising panelled bath with mixer tap, wall mounted shower over and screen to side, wash hand basin with mixer tap, mirror fronted medicine cabinet over, wall hung WC, recessed downlighting, part tiled walls, tiled floor, column radiator, frosted glass sash window.

#### ADDITIONAL INFORMATION

Lease - Leasehold with Share of Freehold

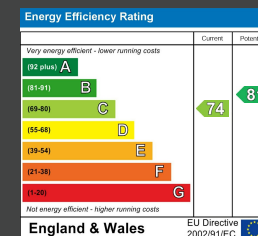
Maintenance - £2,500 - 16%

Ground Rent - £0

Council Tax Band C - £2,182.92



## ENERGY PERFORMANCE CERTIFICATE (EPC)



## 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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