



FLAT 3, 47 WATERLOO STREET, HOVE, BN3 1AY

LEASEHOLD £225,000

A WELL PRESENTED one bedroom second floor flat in a CONVERTED PERIOD BUILDING in SOUGHT AFTER BRUNSWICK TOWN. The accommodation comprises DOUBLE ASPECT LOUNGE, RECESSED KITCHEN, BATHROOM, GAS CENTRAL HEATING, EPC D.

- VIRTUAL AND FLOORPLAN
- WELL PRESENTED
- SECOND FLOOR FLAT
- SOUGHT AFTER ADDRESS
- OFF HOVE SEAFRONT
- DOUBLE ASPECT LOUNGE
- RECESSED SOUTH ASPECT KITCHEN
- DOUBLE BEDROOM
- BATHROOM





#### **ENTRANCE LOBBY**

Entry phone system.

#### **LOUNGE..**

Double aspect, two West aspect sash windows, further South aspect sash window, ceiling coving, Welsh dresser, open archway to:

#### **KITCHEN**

Fitted with a range of eye level wall cupboards and base cupboards, wood effect worktops with tiled surround, stainless steel single bowl single drainer sink unit, appliances including electric oven with gas hob, washing machine, fridge with freezer compartment. South aspect sash window.

#### **BEDROOM..**

L-shaped bedroom, East aspect sash window, cupboard housing boiler..

#### **BATHROOM..**

Fitted with white suite comprising panelled bath with shower screen to side, pedestal wash hand basin, low level close coupled WC, chrome ladder style heated towel rail.

#### **ADDITIONAL INFORMATION**

Lease - 150 years remaining

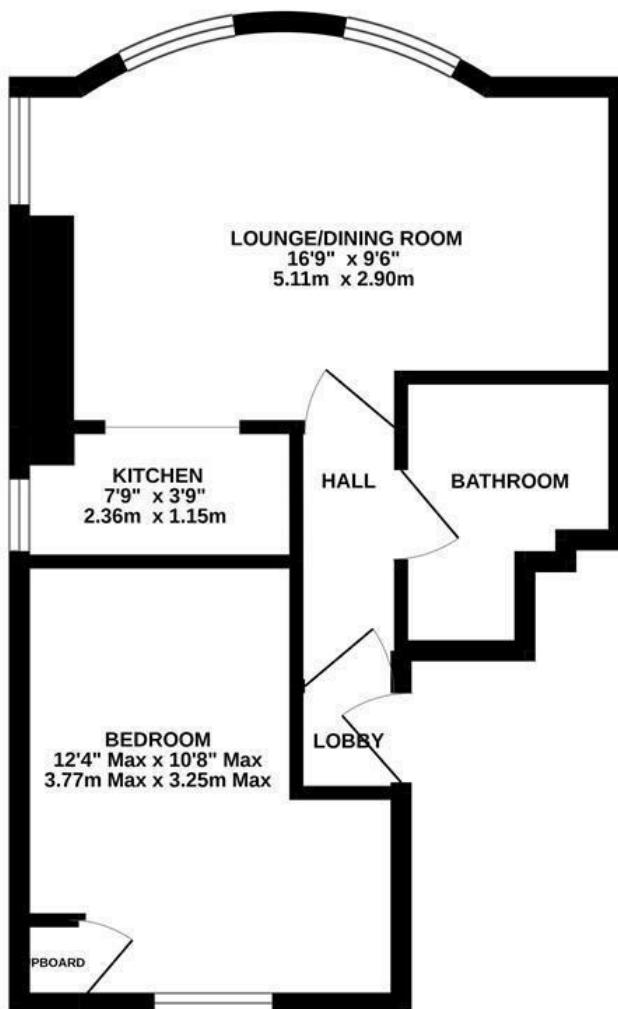
Maintenance - £2,000 p.a.

Ground rent - £100

Council Tax Band A - £1,637.19



SECOND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.

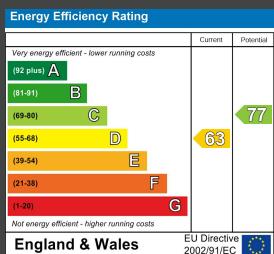


TOTAL FLOOR AREA : 368 sq.ft. (34.2 sq.m.) approx.

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: A**  
**Maintenance:** n/a  
**Lease Length:** n/a  
**Ground Rent:** n/a

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