



A WELL PRESENTED ONE BEDROOM GROUND FLOOR FLAT located close to HOVE SEAFRONT and WESTERN ROAD, HOVE. This property comprises entrance lobby, WEST ASPECT LOUNGE with HIGH CEILINGS, MODERN FITTED KITCHEN, WELL PRESENTED BATHROOM, DOUBLE BEDROOM, GAS CENTRAL HEATING, EPC C

- GROUND FLOOR FLAT
- CONVERTED GRADE II LISTED BUILDING
- SOUGHT AFTER LOCATION
- OFF HOVE SEAFRONT
- WEST ASPECT LOUNGE
- FITTED KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- SHARE OF FREEHOLD
- WELL PRESENTED





GROUND FLOOR

ENTRANCE LOBBY

LOUNGE

Two West aspect sash windows, ornate ceiling coving, picture rail, radiator.

KITCHEN

Fitted with a range of eye level wall cupboards and base cupboards, mosaic tiled splashbacks, single bowl single drainer sink unit with mixer tap, electric double oven with gas hob, plumbed space for washing machine, space for appliance, recessed downlighting, open serving hatch to LOUNGE.

BATHROOM

Fitted with white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level close coupled WC, recessed downlighting, part tiled walls, radiator.

BEDROOM

East aspect sash window, storage cupboard housing boiler, shelving to recess, radiator.

ADDITIONAL INFORMATION

Lease - 999 years from 25/03/2005 - Share of Freehold

Maintenance - £1,280

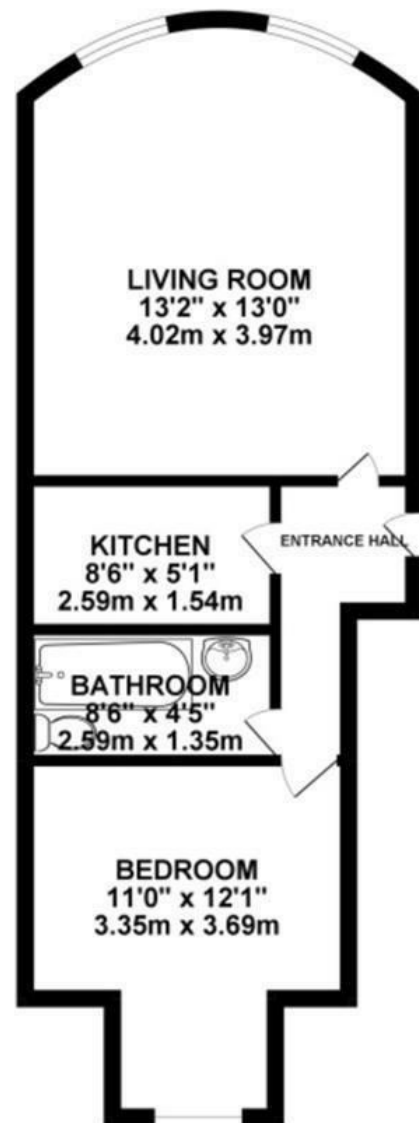
Ground Rent - £0

Council Tax Band A - £1,637.19

Parking Zone M



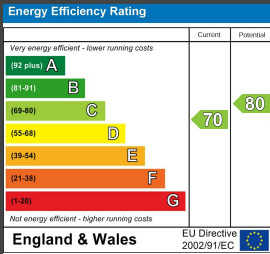
GROUND FLOOR 419.72 sq. ft.
(38.99 sq. m.)



TOTAL FLOOR AREA : 419.72 sq. ft. (38.99 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)



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