



A STYLISH AND BEAUTIFULLY PRESENTED one bedroom FIRST FLOOR FLAT in a CONVERTED PERIOD BUILDING off HOVE SEAFRONT. The accommodation comprises LOUNGE, SEPARATE FITTED KITCHEN, BALCONY, VIEWS TO THE SEA, TWO MEZZANINE LEVELS, PARKING* SHARE OF FREEHOLD, EPC C.

- VIRTUAL REALITY AND FLOORPLAN
- STYLISH AND BEAUTIFULLY PRESENTED
- FIRST FLOOR BALCONY FLAT
- LOUNGE WITH MEZZANINE
- SEPARATE FITTED KITCHEN
- DOUBLE BEDROOM WITH MEZZANINE
- SHOWER ROOM
- FIRST COME FIRST SERVED PARKING *
- VIEWS TO THE SEA
- SHARE OF FREEHOLD





FIRST FLOOR

ENTRANCE HALL

Entry phone system, fitted cupboard.

KITCHEN

Modern kitchen comprising a range of eye level cupboards and base cupboard and drawer units, granite worktops, coloured glass splashbacks, inset stainless steel sink unit with mixer tap, electric oven, microwave oven, electric hob with stainless steel extractor hood over, washing machine, dishwasher, fridge/freezer, recessed downlighting, tiled floor, underfloor heating, radiator, floor to ceiling window to BALCONY.

LOUNGE

Three floor to ceiling windows to BALCONY, oblique sea view, exposed floorboards, wooden ladder to MEZZANINE BED PLATFORM, two radiators.

MERZZANINE LEVEL

Additional sleeping area or useful storage.

BALCONY

East aspect, oblique view to the sea.

INNER HALL

Recessed downlighting.

SHOWER ROOM

Fitted with white suite comprising tiled shower cubicle with fixed and flexible hose shower heads, wall hung wash hand basin with mixer tap with drawer under, mirror fronted medicine cabinet over, recessed downlighting, part tiled walls, tiled floor, under floor heating.

BEDROOM

Three sash windows, fitted wardrobes to one wall, radiator, wooden ladder up to MEZZANINE 2.

MEZZANINE LEVEL

Additional sleeping area or useful storage.

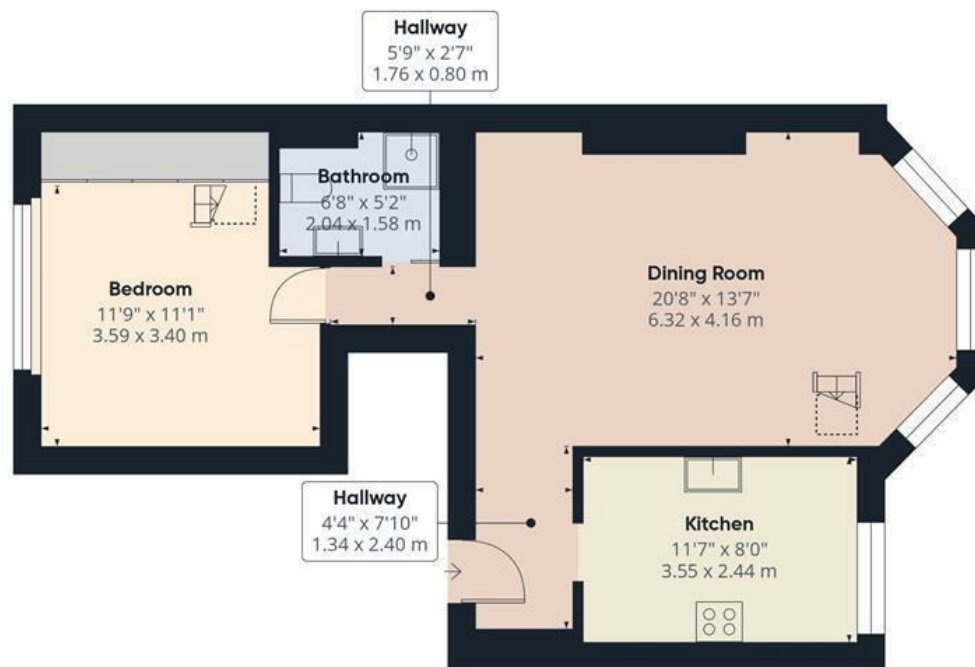
EXTERNAL

CAR PARK

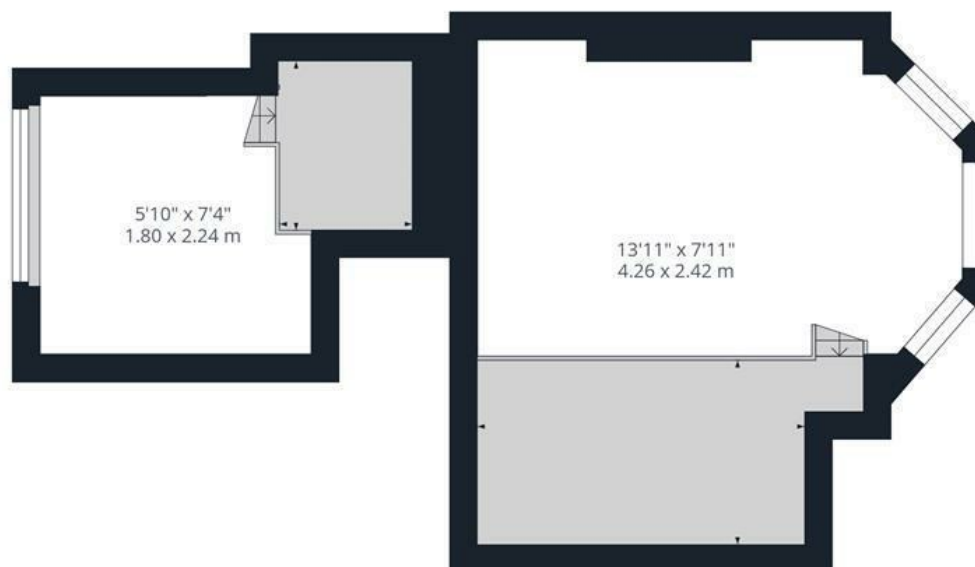
Located to the rear of the building. First come first served.

ADDITIONAL INFORMATION

Lease, share of freehold,
Maintenance
Ground rent - Peppercorn
Council Tax Band B - £1,910.06



Ground Floor



Floor 1

Approximate total area⁽¹⁾

759 ft²

70.6 m²

Reduced headroom

122 ft²

11.4 m²

(1) Excluding balconies and terraces

Reduced headroom

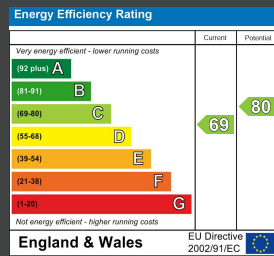
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



ENERGY PERFORMANCE CERTIFICATE (EPC)



DISCLAIMER

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