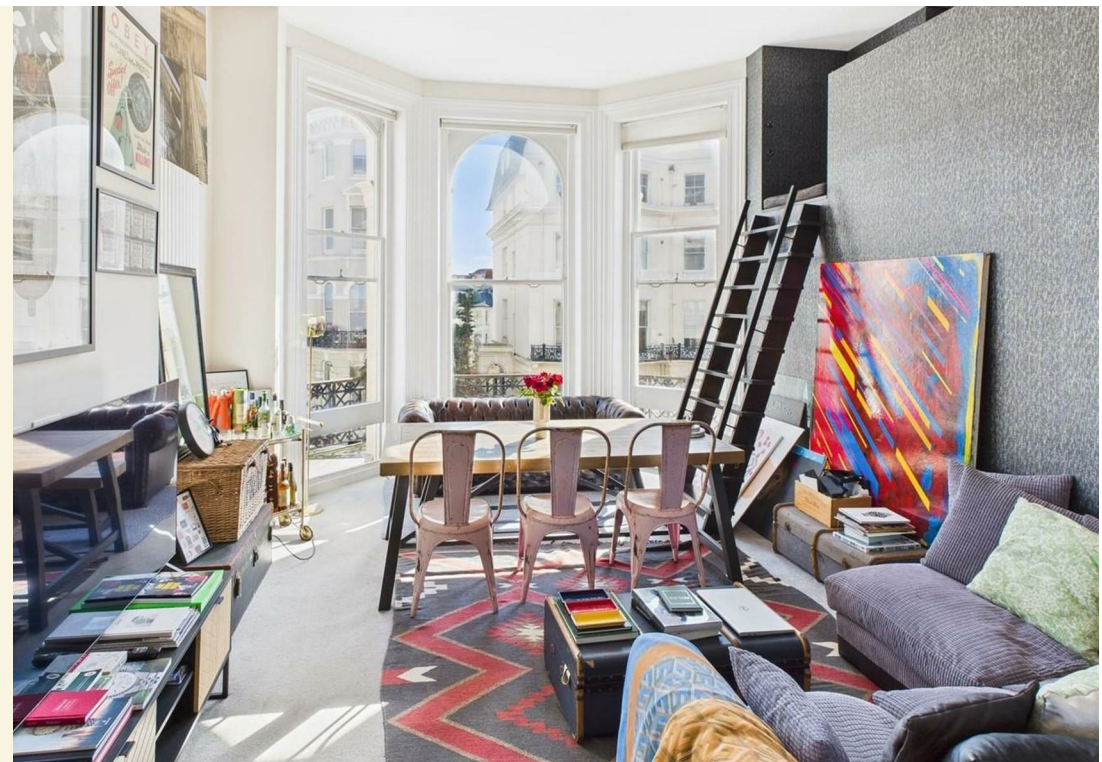




A STYLISH AND BEAUTIFULLY PRESENTED one bedroom FIRST FLOOR FLAT in a CONVERTED PERIOD BUILDING off HOVE SEAFRONT. The accommodation comprises LOUNGE, SEPARATE FITTED KITCHEN, BALCONY, VIEWS TO THE SEA, TWO MEZZANINE LEVELS, PARKING* SHARE OF FREEHOLD, EPC C.

- 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.

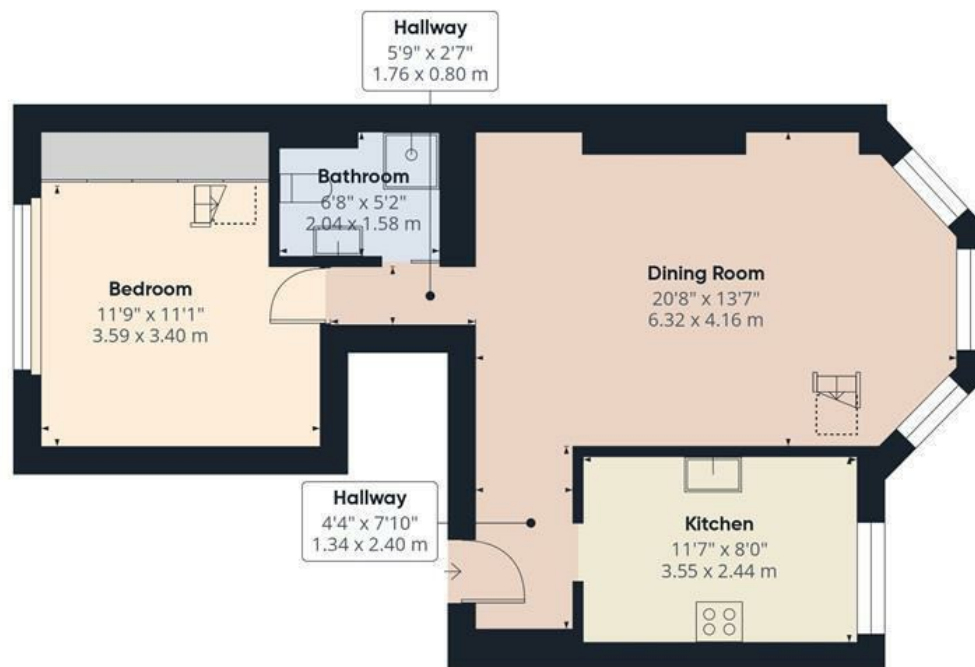
EXTERNAL

CAR PARK

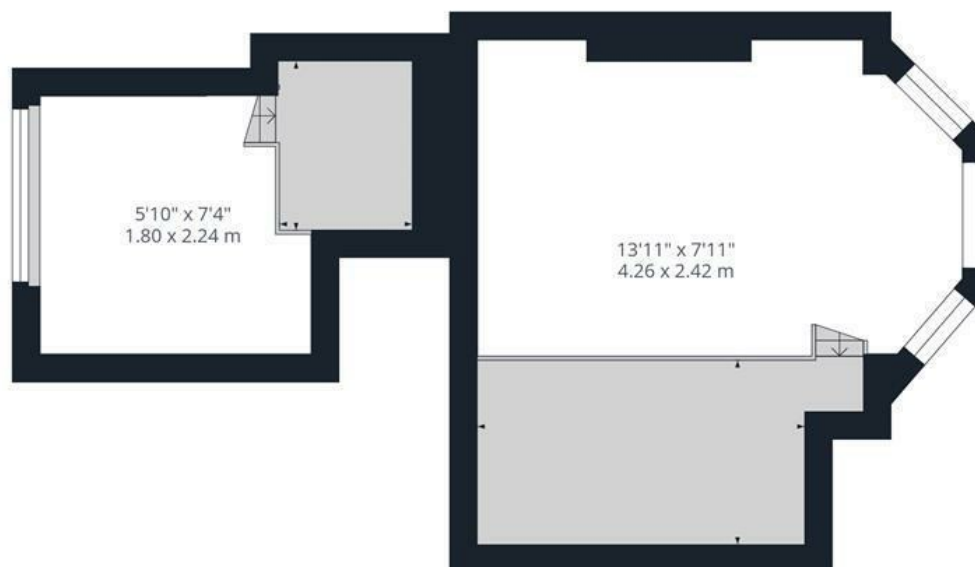
Located to the rear of the building. First come first served.

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

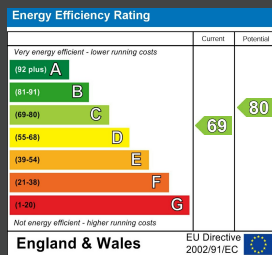
Below 5 ft/1.5 m

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

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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