

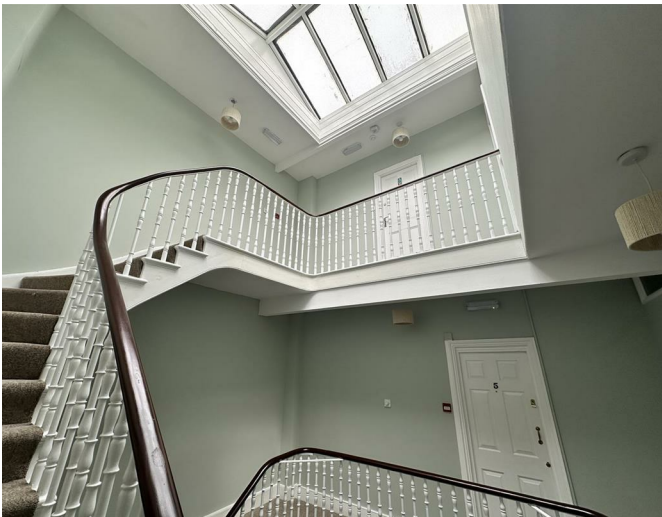


Powis Square  
Hove

HEALY  
& NEWSOM

EST. 1990





# Powis Square, Hove, BN1 3HF

£220,000

A beautifully presented and bright studio flat overlooking the lovely Powis Square known for its charming Victorian architecture and vibrant community atmosphere. Situated in the Seven Dials area within walking distance to Brighton Station, cafes, shops and local amenities. Open plan living/bedroom area 15' (4.57m) x 8'12" (2.74m) with sliding wardrobe acts as a useful room divider for the living area. Spacious and stylish modern kitchen with dining area. Modern shower room and engineered Oak parquet flooring throughout. Communal Gardens

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## Accommodation

### LIVING ROOM/BEDROOM AREA

15' (4.57m) x 8'12" (2.74m) window, shelving, sliding wardrobe, tv point, cupboards, power points, oak flooring, spot lights, electric heater.

### MODERN KITCHEN

9'6" (2.90m) x 7'13" (2.46m) superbly fitted with deep stainless steel sink unit inset into modern stainless steel veneered working surfaces, double electric hob with oven under, extractor hood over, excellent range of drawers and cupboards, eye level cupboards, integrated fridge freezer, lacquered oak flooring. Space for dining table, power points, plumbing for washing machine.

### SHOWER ROOM

Double shower cubicle with electric Aquas shower unit, wall hung w.c, vanity and basin unit with chrome mixer taps, mirrored bathroom cabinet, hidden cabinet, chrome radiator, tiled surrounds.

Access to enclosed communal gardens

Oak engineered flooring throughout. Electric heating throughout. Fully insulated.

## Additional information

EPC rating: C

Tenure: Leasehold

Maintenance: £700 per Annum

Council Tax band: A

Parking zone: Y



**Total Area: 24.0 m<sup>2</sup> ... 259 ft<sup>2</sup>**

All measurements are approximate and for display purposes only



**VERY IMPORTANT NOTES**

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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