



**Ingram Crescent West, Hove, Sussex BN3 5LZ**  
**Guide Price £290,000 Leasehold**



- Top Floor Purpose Built Flat
- Chain Free
- Two Double Bedrooms
- Fitted Kitchen
- Bathroom & Sep WC
- Residents Permit Parking
- South Facing Balcony
- Extended Lease

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

A well presented top floor purpose built flat with south facing balcony located off Portland Road In West Hove close to Portslade station, bus routes & local shops. Features Include two double bedrooms, bathroom with separate WC, fitted kitchen, double glazing, gas central heating residents permit parking, deep walk in store room & loft space. Chain free, extended lease.

**Communal Entrance**

Approached vis security door, stairs to all floors.

**Entrance Hall**

Wood effect flooring, radiator, Intercom entrance phone, access to roof/loft storage, built in storage cupboards, central heating thermostat, deep walk in store room with shelves, doors to:

**Lounge/Dinning Room**

A bright and spacious room with south aspect, wood effect flooring, halogen spotlights, ample power points, TV & telephone/broadband points, double glazed windows, door to balcony.

**Fitted Kitchen**

Double glazed window, part tiled walls, vinyl flooring, larder style cupboard with shelving, fitted wall & base units with matching drawers, gas combi boiler concealed in matching unit, ample working surfaces with Inset sink unit, built In four ring gas hob & electric fan assisted oven.

**Bedroom One**

Double glazed window, radiator, built in wardrobes with matching drawers, halogen spotlights.

**Bedroom Two**

Double glazed window, radiator, halogen spotlights.

**Bathroom**

Tile effect vinyl flooring, radiator, extractor fan, fully tiled walls, pedestal wash basin, panel enclosed bath with mixer tap and shower attachment.

**Sep WC**

Tile effect vinyl flooring, extractor fan, low level WC, glass display shelving.

**Residents Permit Parking**

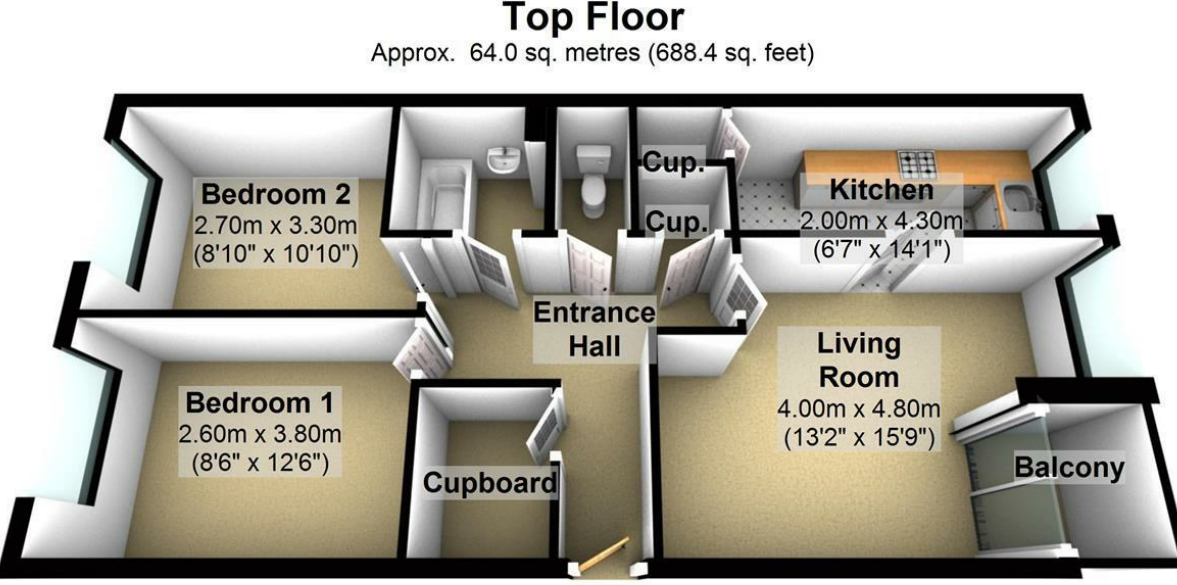
Residents permit parking available via Brighton & Hove city council

**Private Balcony**

South facing, approached via double glazed door from lounge/dining room

**Lease & Service Charge**

Recently extended lease, approx 174 years unexpired, current service charge Including ground rent £915 per annum.



Total area: approx. 64.0 sq. metres (688.4 sq. feet)