



Osborn  
*Frankling*

Sackville Road, Hove, East Sussex BN3 3WD

Offers in Excess of: £250,000 (Leasehold)



- **One Bedroom Top Floor Flat**
- **New Kitchen 2023**
- **New Boiler 2023**
- **New Double-Glazed Windows 2023**
- **New LVT Herringbone Flooring & Sound Proofing 2023**
- **New 125 Year Lease on Completion (if required)**
- **Shared Rear Garden**
- **Total Area Approx: 36.2 M.Sq/ 390 Sq.Ft**

Osborn Frankling are delighted to offer this well presented one-bedroom second floor flat with shared rear garden. The property has been recently renovated, with new kitchen, boiler, double glazed windows and sound proofing along with new LVT Herringbone flooring throughout.

The property is conveniently located just off Hove's main shopping areas of Church Road & Blatchington Road and is only short walk from Hove Lawns and the Beach. The property benefits from being next to a bus stop giving direct access to Brighton and Churchill Square, there is also the One X bus service only a short walk away. The mainline railways station is only a ten minuet walk away.

Brighton & Hove are much-loved seaside resorts, located on the south coast in the county of East Sussex. There is archaeological evidence of settlement in the area dating to the Bronze Age. Brighton was granted city status in 2000 and has been described as one of the happiest places to live in the UK. King George IV spent much time in the town and constructed the beautiful mock Indian Royal Pavilion. Arrival of the railways in 1841 helped it to become a popular destination for day-trippers, who are attracted not only by the sea but also for the quirky "Lanes" area, with its many shops, pubs and restaurants. Parts of the old, abandoned Victorian pier are still visible to the west and the newer pier and Marina to the east provide entertainment and rides aplenty.

Brighton & Hove offers direct access to the A27, A23 and M25, the Mainline Railway stations offer direct trains to London, Southampton and Portsmouth.

**Accommodation Comprises: Entry Phone System (new 2024)**  
Communal Entrance Hall – stairs to second floor.

**Entrance Hall:** Storage and cupboards housing meters. Doors to:

**Living Room:** Radiator. Double- glazed window to front aspect. Television point.

**Kitchen:** Comprising a range of wall and base units, with laminated work surfaces. Tiled walls. Electric freestanding oven with extractor fan. Composite sink & drainer unit with mixer taps. Spaces for washing machine & fridge freezer. Window to side aspect. Wall mounted combi boiler (new 2023).

**Bedroom 1:** Radiator. Double-glazed window to front aspect.

**Bathroom:** Pedestal wash hand basin. Panelled bath with shower over. W.C. Radiator. Tiled walls. Extractor fan.

**Outside:**

**Front:** Cast Iron gate. Quarry tiled path to front door. Garden area laid to bark.

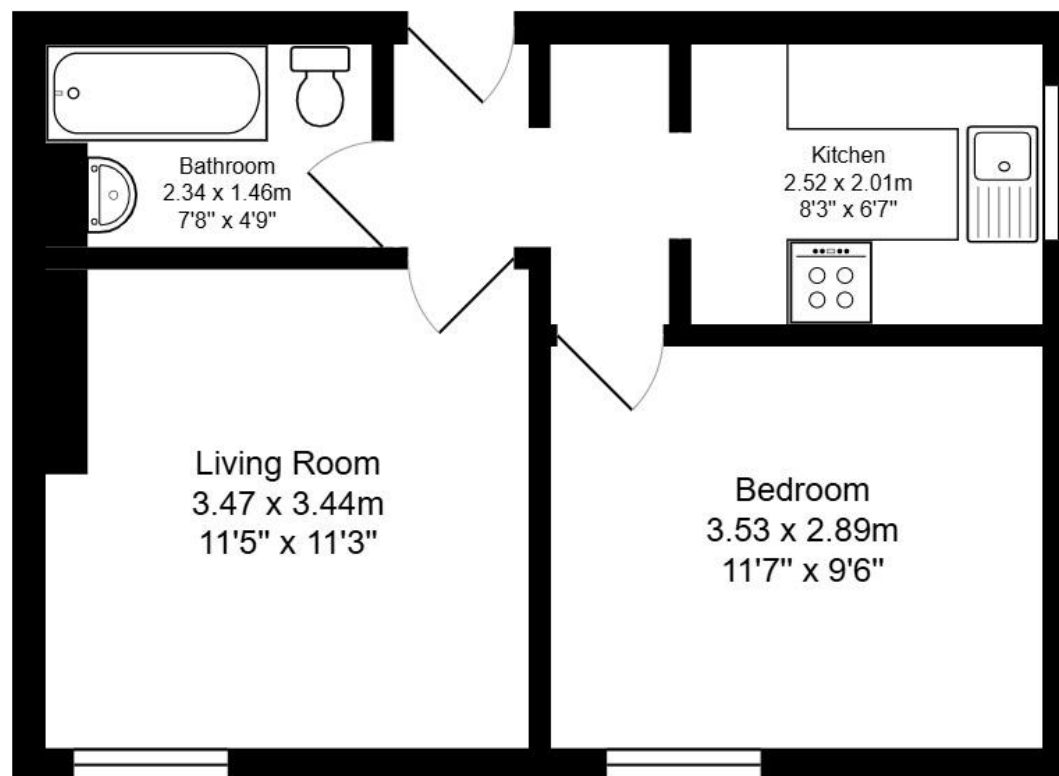
**Rear Garden:** Part section is owned by the flat but isn't divided and is being offered as a shared garden with one other flat. Side access gate. Laid to lawn. Enclosed by fencing and brick and flint walls.

**Council Tax Band: A**

**EPC Rating: D**

**Service Charges & Ground Rent: Approximately £1,300 PA**

**Lease Remaining: 85 Years – A new lease extension to 125 years can be offered on completion subject to negotiations!**



Sackville Road, Hove, BN3 3WD

Total Area: 36.2 m<sup>2</sup> ... 390 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Copyright Oliverwiltshire.com



## Osborn Frankling Estate Agents

[www.sellinghomes.co.uk](http://www.sellinghomes.co.uk)

41 Brunswick Road | Shoreham | West Sussex | BN43 5WA | 01903 814888



*N.B. For clarification we wish to inform prospective purchasers that we have prepared our sales details as carefully and concisely as we can for use as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The sales particulars are in no way a statement of fact.*