



ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
Sussex
BN3 5TD

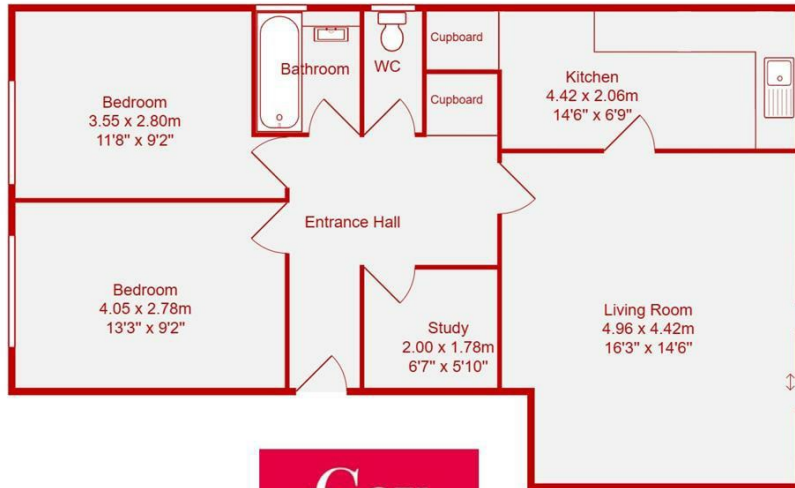
01273 00 99 66
coxandcohomes.co.uk



- No Chain
- Ground Floor
- In Need Of Modernisation
- Close To Aldrington and Portslade Station
- Spacious Two Bedroom Apartment
- Central Hove
- Communal Garden
- Study/Storage Room

Ingram Crescent East, Hove

Price: £240,000 Leasehold



Total Area: 74.0 m² ... 796 ft²

All measurements are approximate and for display purposes only.

Welcome to this spacious two-bedroom ground floor apartment in the heart of Hove, offered to the market with no onward chain and presenting an excellent opportunity for those looking to modernise and add value.

As you enter, you are greeted by a generous entrance hallway that sets the tone for the space throughout. To your left are two large double bedrooms, each offering ample room for furnishings and enjoying a quiet position within the property.

The apartment features a bathroom with a shower-over-bath and basin, accompanied by a separate WC conveniently located off the hallway. Further along, you'll find a versatile study/storage room—ideal as a home office, hobby room, or additional storage space to suit your needs. There is also a built-in storage cupboard off the hallway for added convenience.

Towards the rear, the home opens into a bright and exceptionally spacious living room, complete with sliding doors leading directly onto the communal south-facing garden—perfect for enjoying natural light and outdoor relaxation. The adjoining kitchen offers plenty of worktop space and storage, and although in need of modernisation, presents a great opportunity for a buyer to tailor the space to their taste.

The property is currently heated by electric/storage heaters.

Set within a well-maintained development, the apartment benefits from a peaceful setting while remaining just a short walk from Hove's vibrant seafront, independent cafes, shops, and excellent local amenities. Public transport links are close at hand, providing easy access to Brighton city centre and beyond.

With its generous proportions, flexible layout, and desirable Hove location, this apartment is perfect for buyers seeking a project or a home they can truly make their own.

Parking - Permit Required from Brighton and Hove Council
Lease Length - 87 Years
Service Charge - £800 Per Annum Approx
Ground Rent - £10 Per Annum
Freeholder and Managing Agent - Brighton and Hove Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	77
England & Wales		EU Directive 2002/91/EC