



Flat 9, Lincoln Court, The Drive, Hove BN3 6GU

Asking Price Of £325,000

- TWO DOUBLE BEDROOMS
- BATHROOM
- KITCHEN
- LIVING/DINING ROOM
- WEST FACING BALCONY
- SHARE OF THE FREEHOLD
- UPVC DOUBLE GLAZED WINDOWS
- DESIRABLE LOCATION

Whitlock and Heaps are delighted to offer to market this well apportioned two double bedroom apartment forming part of the first floor of this purpose built block that is situated in this convenient location within easy reach of Hove centre and mainline station. The apartment is in need of updating but benefits from a west facing balcony and UPVC double glazed windows throughout. Being sold with a share in the freehold and no onward chain.

ENTRANCE HALL Fitted cupboard, heater.

KITCHEN Incorporating sink unit with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye-level wall cupboards, inset 4-ring hob with extractor over, oven, appliance space, heater, tiled splashback, UPVC double glazed window.

LIVING/DINING ROOM Double aspect with UPVC double glazed windows, two heaters.

WEST FACING BALCONY

BEDROOM 1 UPVC double glazed window, wardrobe, heater.

BEDROOM 2 UPVC double glazed window, wardrobe, heater.

BATHROOM Comprising panelled bath, pedestal wash-hand basin, low level w.c., part tiled walls, airing cupboard, heater, UPVC double glazed window.

OUTGOINGS SHARE OF THE FREEHOLD

MAINTENANCE AND RESERVE FUND PAYMENT £3,000 per annum

Remainder of 999 year lease.

There are four unallocated parking spaces which the flat has a permit for on a first come first served basis.

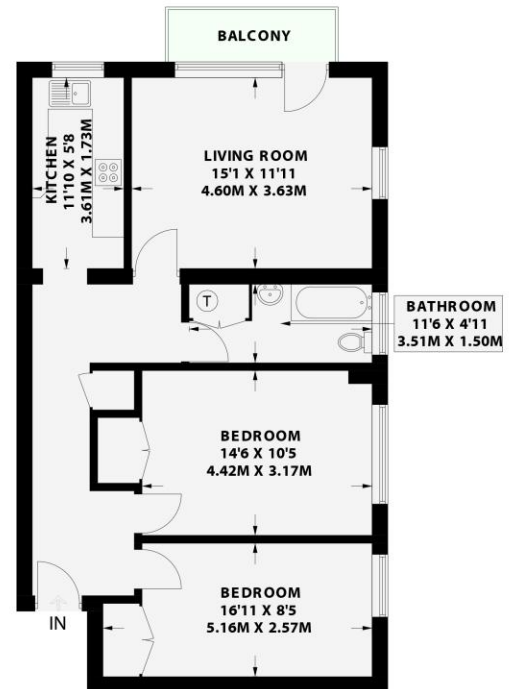
Council Tax Band B (As found via the government website: www.tax.service.gov.uk/check-council-tax-band).

LINCOLN COURT

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
781 sq ft / 72.6 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
785 sq ft / 72.9 sq m



First Floor
785 sq ft / 72.9 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards: 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |