



# Maisonette, 8 Salisbury Road, Hove BN3 3AB

Asking Price Of £500,000

- SECOND AND TOP FLOOR MAISONETTE
- SPACIOUS ACCOMMODATION
- DELIGHTFUL OPEN PLAN KITCHEN/LIVING ROOM
- THREE DOUBLE BEDROOMS
- CONTEMPORARY BATHROOM
- JACK AND JILL BATHROOM TO THE TOP FLOOR
- LONG LEASE
- NO ONWARD CHAIN

Whitlock and Heaps are pleased to offer to market this delightful second and top floor apartment situated in this most desirable location. The maisonette offers spacious three double bedroom accommodation with a contemporary bathroom and jack and jill shower room. A particular feature is the wonderful open plan kitchen/living and dining area, with the kitchen having granite worksurfaces and integrated appliances. Being sold with the remainder of a 999-year lease and no onward chain. Hove seafront and mainline station are both within walking distance with an array of eateries, cafes and shopping facilities being close by.

**FIRST FLOOR ENTRANCE** Internal staircase with wrought iron balustrades, sash window, fitted cupboard, entry system telephone.

**KITCHEN/LIVING/DINING ROOM** Kitchen area: Incorporating sink unit with mixer tap, adjacent granite worksurface with range of cupboards and drawers under, matching eye-level wall cupboards, inset 5-ring gas hob, double oven and plate warmer, stainless steel extractor, integrated, fridge, freezer, washing machine and dishwasher, tiled floor, sash window, breakfast bar.

Living/Dining area: Feature fireplace with mantle over, two sash windows, 2 radiators.

**BEDROOM 1** Two sash windows, fitted wardrobe, radiator.

**BATHROOM** Comprising tiled panelled bath with mixer tap and shower attachment, walk-in shower, wash-hand basin, low level w.c., tiled walls and floor, sash window.

**SEPARATE W.C.** Comprising low level w.c., wash-hand basin, tiled floor.

**TOP FLOOR**

**BEDROOM 2** Sash window, feature fireplace radiator, eaves storage.

**BEDROOM 3** UPVC double glazed window, feature fireplace, radiator, eaves storage.

**SHOWER ROOM** 'Jack and Jill' comprising walk-in shower, wash-hand basin with cupboard under, low level w.c., tiled floor and walls, heated ladder style towel rail.

**OUTGOINGS**

Lease: remainder of 999 years.

Maintenance: £1224.00 p.a., self-managed.

**Council Tax Band C** (taken from [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).  
We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	50 E	
21-38	F		
1-20	G		

Portslade Branch  
48 Boundary Road, Portslade BN3 4EF  
[portslade@whitlockandheaps.co.uk](mailto:portslade@whitlockandheaps.co.uk)  
01273 422706



Hove Branch  
65 Sackville Road, Hove BN3 3WE  
[hove@whitlockandheaps.co.uk](mailto:hove@whitlockandheaps.co.uk)  
01273 778577

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