



Flat 7, 21 Vallance Gardens, Hove BN3 2DB

Asking Price Of £300,000

- KITCHEN/DINING ROOM
- LIVING ROOM
- DOUBLE BEDROOM
- ENSUITE BATHROOM
- CLOAKROOM
- SHARE OF FREEHOLD
- NO ONWARD CHAIN
- PRIME RESIDENTIAL LOCATION

Whitlock and Heaps are pleased to bring to market this gem of a property that offers well apportioned one double bedroom accommodation being situated in this prime residential location and sold with no onward chain and a share in the freehold. The split level accommodation flows well and offers the desirable open plan living with the additional benefits of an en-suite bathroom and cloakroom with the kitchen/dining room being a particular feature.

Hove seafront is within a few minutes walk and the mainline station offering direct links to London is easily accessible.

ENTRANCE HALL

CLOAKROOM Comprising wash hand basin, low level w.c, plumbing for washing machine, velux window.

LIVING ROOM Two velux windows, radiator.

KITCHEN/DINING ROOM Incorporating 1 1/2 bowl stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, inset four ring ceramic hob with extractor over, double oven, fridge/freezer, dishwasher, three velux windows, space for table and chairs, radiator, tiled splashback.

BEDROOM Fitted wardrobes, cupboard housing gas fired boiler, UPVC double glazed window, velux window, radiator.

ENSUITE BATHROOM Comprising panelled bath with mixer tap and separate shower over, glazed shower screen, glass sink, low level w.c, heated ladder style towel rail, part tiled walls, velux window.

OUTGOINGS SHARE OF FREEHOLD

MAINTENANCE £860 per annum

REMAINDER OF 999 YEAR LEASE

Vallance Gardens, Hove, BN3 2DB

Approximate Gross Internal Area
54.6 sq m / 588 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Portslade Branch

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