



# Flat 10, Ryde Court, 134-138 Hangleton Road, Hove BN3 7SD

Asking Price Of £260,000

- TWO DOUBLE BEDROOMS
- BATHROOM
- KITCHEN
- LIVING/DINING ROOM
- UPVC DOUBLE GLAZED WINDOWS
- PRESENTED IN EXCELLENT ORDER
- NO ONWARD CHAIN
- GAS CENTRAL HEATING

Whitlock and Heaps are pleased to bring to market this two double bedroom first floor apartment being presented in excellent order throughout with a well fitted kitchen and white bathroom suite. The separate living/dining room has far reaching views with the property also benefiting from UPVC double glazed windows and gas central heating.

Situated in this convenient location within walking distance of the Grenadier and Portslade mainline station offering direct links to London. The A27/23 is also easily accessible as is Hove centre.

**ENTRANCE** Radiator, two fitted cupboards.

**KITCHEN** Incorporating one and a half bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye-level wall cupboards, inset four-ring gas hob with stainless steel extractor over, oven, integrated fridge/freezer, washing machine and dishwasher, cupboard housing gas-fired boiler, tiled splashback, UPVC double glazed window.

**LIVING/DINING ROOM** UPVC double glazed window, radiator.

**BEDROOM 1** Two fitted double wardrobes, UPVC double glazed windows, radiator.

**BEDROOM 2** UPVC double glazed window, radiator.

**BATHROOM** White suite comprising panelled bath with mixer tap and separate shower over, wash-hand basin with unit under, low level w.c., tiled walls, heated ladder style towel rail.

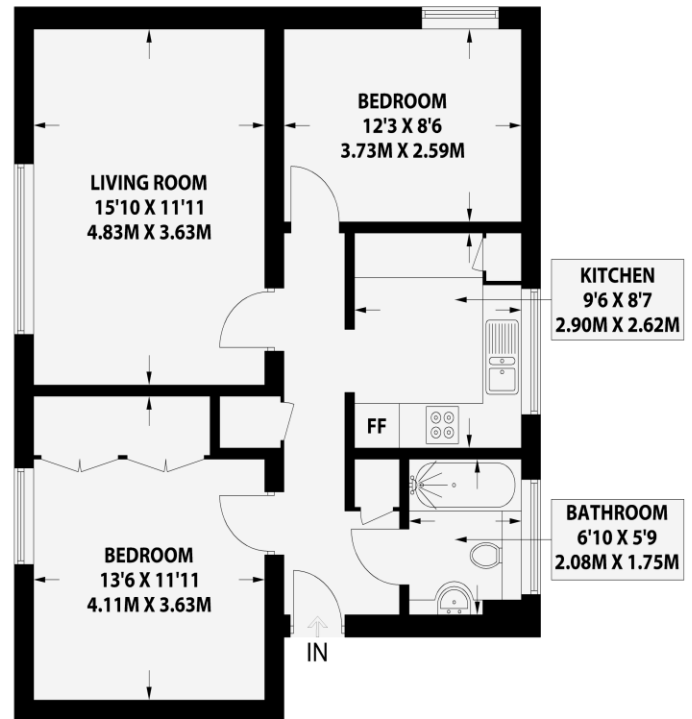
**OUTGOINGS** Lease: 999 years with 986 years unexpired.  
Ground Rent: NIL  
Maintenance Charge: Approx. £1,224.00 p.a.

## RYDE COURT

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)  
692 sq ft / 64.3 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)  
695 sq ft / 64.6 sq m



### First Floor



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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Ceiling Height  
 Hot Water Tank  
 Fridge / Freezer  
 Head Height Below 1.5m  
 Measuring Points  
 Storage Cupboard  
 Fitted Wardrobes  
 Garden Shortened for Display



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Portslade Branch  
48 Boundary Road, Portslade BN3 4EF  
portslade@whitlockandheaps.co.uk  
01273 422706

Hove Branch  
65 Sackville Road, Hove BN3 3WE  
hove@whitlockandheaps.co.uk  
01273 778577



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