







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

- TWO DOUBLE BEDROOMS
- BATHROOM
- KITCHEN
- LIVING/DINING ROOM

- UPVC DOUBLE GLAZED WINDOWS
- PRESENTED IN EXCELLENT ORDER
- NO ONWARD CHAIN
- GAS CENTRAL HEATING



Asking Price Of £260,000

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.

Council Tax Band B (taken from 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.

## **RYDE COURT**

HOVE

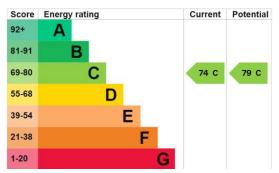
APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA) 692 sq ft / 64.3 sq m

approximate gross internal area (including limited use are 695 sq ft / 64.6 sq m



## **First Floor**





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

naea|propertymark





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

