



## Flat 7, 40 Sackville Road Hove BN3 3FD

Asking Price Of £265,000

- PERIOD BUILDING
- DOUBLE BEDROOM
- SEPARATE LIVING ROOM
- GOOD SIZE KITCHEN
- TOWER
- WEST FACING BALCONY
- OFF ROAD PARKING
- GAS CENTRAL HEATING



Whitlock & Heaps are delighted to present to market this good size one double bedroom flat forming the second floor of this period building. This light flat boasts a good size living room with separate kitchen with space to eat as well as a west facing balcony. Being presented in good order with off road parking, this flat is brought to market with no onward chain.

Bus routes operate locally making public transport into the city centre simple. Both George Street and Portland Road are within close proximity to the flat, with their vast array of shopping facilities, eateries and cafés. Hove mainline train station is located nearby for commutes out of the city and the A27 slip road is a short drive away for private commutes. Hove seafront is also close by.

**ENTRANCE HALL** Intercom, thermostat, storage cupboard, radiator, electrics.

**KITCHEN/BREAKFAST ROOM** Incorporating stainless steel one and a half bowl sink with mixer tap and drainer, wood effect work surfaces with cupboards and drawers below with matching eye level cupboards, four ring electric 'Beko' hob with oven below and extractor above, space for dishwasher, washing machine and fridge freezer. Sash windows with view of Blatchington Road, space for dining table, radiator.

**LIVING ROOM** Dual aspect South/West facing sash windows, UPVC double glazed doors onto West facing balcony, walkway to turret, radiator.

**BEDROOM** Cupboard for eaves storage housing 'Worcester' gas fired boiler, Westerly aspect sash windows, radiator.

**BATHROOM** Comprising panelled bath, with shower over being full tiled, fitted heated towel rail, pedestal wash hand basin, low level w.c, extractor above.

#### OUTSIDE

**BALCONY** West facing balcony with space for bbq.

**OFF-ROAD PARKING AVAILABLE ON A FIRST COME FIRST SERVED BASIS**

#### OUTGOINGS

Share of freehold

Approx. 180 years unexpired

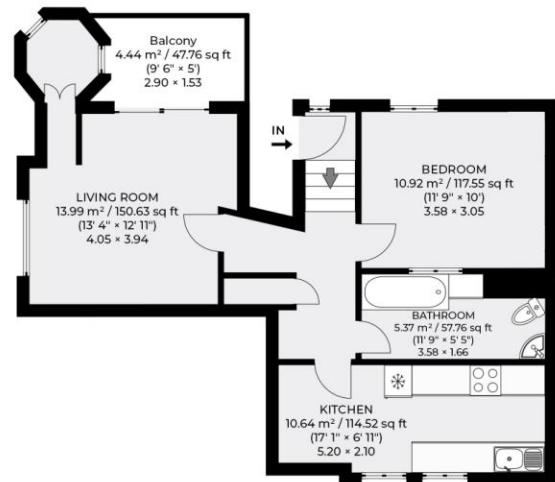
Service charge: Approx. £106 per month

**Council Tax Band A** (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.**

Flat 7, 40 Sackville Road, BN3 3FB

APPROXIMATE GROSS INTERNAL AREA: 54.57 sq m / 587.42 sq ft



THIRD FLOOR

whitlock  
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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. Measurements are approximate.

#### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58   D	61   D
39-54	E		
21-38	F		
1-20	G		

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