



## 43 Lovegrove Court

Hove BN3 5NR

Guide Price £275,000 -  
£280,000

- PURPOSE BUILT BLOCK
- TWO DOUBLE BEDROOMS
- SOUTH FACING BALCONY
- AMPLE STORAGE
- COMMUNAL GARDENS
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this throughout.

good size two double bedroom first floor flat in this purpose built block in Ingram Crescent East, off Portland Road. The property boasts a good size entrance hall with two large storage cupboards, a good size living/dining area with a south facing balcony. Brought to market with no onward chain.

Bus routes operate locally making public transport throughout the city simple. You are in the catchment area of multiple schools, as well as being close to both Aldrington and Portslade mainline train station. You are on the doorstep of Portland Road with its array of shopping facilities, eateries and cafés. Nestled within this convenient location, the Hove seafront is a short walk away and the A27 slip road close by, making journeys out of the city easy.

**ENTRANCE HALL** New front door, spacious entrance hall with large cupboard for storage, separate door to a good size space for office or walk in wardrobe, intercom system, thermostat, radiator.

**KITCHEN** Incorporating stainless steel bow sink with mixer tap and drainer with tiled splash behind, vinyl work surfaces with cupboards below and matching eye level cupboards. Four ring gas hob with extractor above and oven below. New gas fired 'Main' combination boiler with five year warranty, space for fridge, freezer and washing machine, pantry, south facing UPVC double glazed window.

**LIVING ROOM** Radiator, south facing separate UPVC double glazed window, UPVC double glazed door to south facing balcony.

**BALCONY** South facing overlooking front.

**MASTER BEDROOM** UPVC double glazed window overlooking communal gardens, radiator.

**BEDROOM** UPVC double glazed window overlooking communal gardens, fitted wardrobes, radiator.

**BATHROOM** Comprising panelled bath with 'Triton' electric shower above, vanity wash hand basin, towel rail, wall heater, extractor fan above being tiled

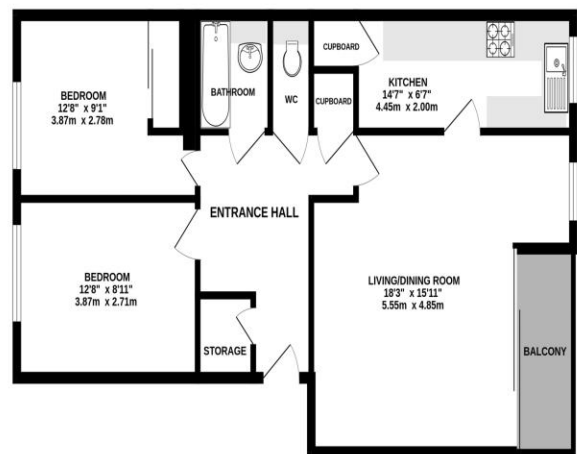
**WC** Separate w.c.

**OUTSIDE** Communal gardens being mainly laid to lawn. Large lockable storage space located on the ground floor. Parking available plus separate 'light-touch' schemes (parking zone L).

**OUTGOINGS** New lease upon completion. Service charge is approx. £900 per annum.

EICR and recent gas safety available.

FIRST FLOOR



LOVEGROVE COURT  
TOTAL FLOOR AREA: 721sq. ft. (67.0 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any variation or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee will be given regarding their efficiency or life span.  
Made with AutoCAD 2014

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   C	81   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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