

# 6 Tisbury Road

Hove BN3 3BA

Asking Price Of £230,000

- TOP FLOOR APARTMENT
- OPEN PLAN KITCHEN/LIVING ROOM
- DOUBLE BEDROOM
- BATHROOM
- LONG LEASE
- DESIRABLE LOCATION
- PRESENTED IN EXCELLENT ORDER
- GAS CENTRAL HEATING

Whitlock and Heaps are pleased to bring to market this delightful one bedroom apartment forming part of the top floor of this Victorian bay fronted property. Situated in this convenient and central location within a short walk of Hove seafront and mainline station with a variety of shops, cafes and restaurants also within easy reach. The property features a lovely open plan kitchen and living room and is being sold with a long lease.

**ENTRANCE HALL**

**KITCHEN/ LIVING ROOM** The kitchen incorporates a stainless steel sink unit with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob with stainless steel extractor over, electric oven, space for fridge/freezer and plumbing for washing machine. The living area has a sash window offering a pleasant outlook, radiator and cupboard housing the 'Worcester' gas fired boiler.

**BEDROOM** Sash window with pleasant outlook, radiator.

**BATHROOM** White suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c, radiator, part tiled walls, tiled floor.

**OUTGOINGS** Lease 189 years from 1991

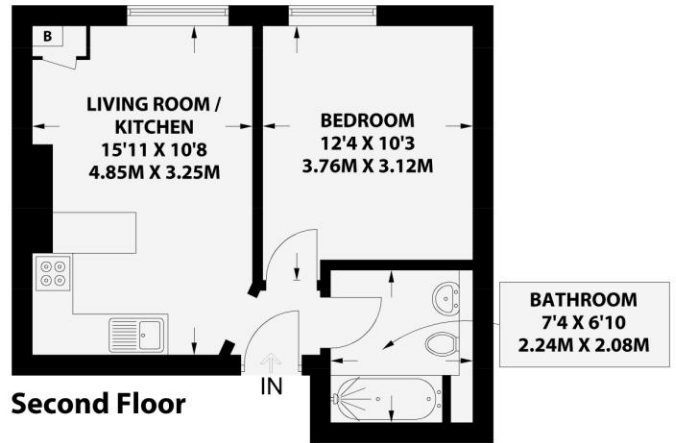
**Maintenance** £575 per half year

**Ground Rent** £150 per annum

**TISBURY ROAD**

HOVE

APPROXIMATE GROSS INTERNAL AREA  
364 sq ft / 33.8 sq m



Second Floor



Floor plan is for illustration and identification purposes only and is not to scale. Plans, 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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- CH Ceiling Height
- HT High Water Tank
- FF Fridge / Freezer
- HH Head Height Below 1.5m
- MP Measuring Points
- SC Storage Cupboard
- W Fitted Washbasin
- GS Garden Shortened for Display



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61   D	67   D
39-54	E		
21-38	F		
1-20	G		

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