



Maisonette 88 Livingstone Road

Hove BN3 3WL

Asking price of £270,000

- ONE BEDROOM MAISONETTE
- PRIVATE STREET ENTRANCE
- BAY WINDOW
- GOOD SIZE LANDING
- KITCHEN
- SEPARATE LIVING ROOM
- NO ONWARD CHAIN
- SOUGHT AFTER AREA

Whitlock & Heaps are delighted to market this one-bedroom flat arranged over two floors of this Victorian building. Boasting a light and airy interior with a south facing kitchen with separate living room and modern shower room. Situated on the sought-after Livingstone Road, being local to both Portland Road and George Street with their array of shopping facilities, eateries and cafés. Hove mainline station is also within close proximity making commutes out of the city simple. Bus routes operate locally making public transport throughout the city simple. Brought to market with no onward chain.

ENTRANCE HALL Electrics, radiator.

BEDROOM UPVC double glazed bay window, fitted cupboards, radiator.

LANDING 'Worcester Bosch' gas fired combination boiler, UPVC double glazed window, thermostat, storage cupboard.

KITCHEN Incorporating 'Lamona' sink with mixer tap and drainer, vinyl work surfaces with cupboards below and matching eye level cupboards above, integrated dishwasher and microwave, four ring electric hob with oven below and extractor above. Space for washing machine and space for fridge freezer, UPVC double glazed window, radiator.

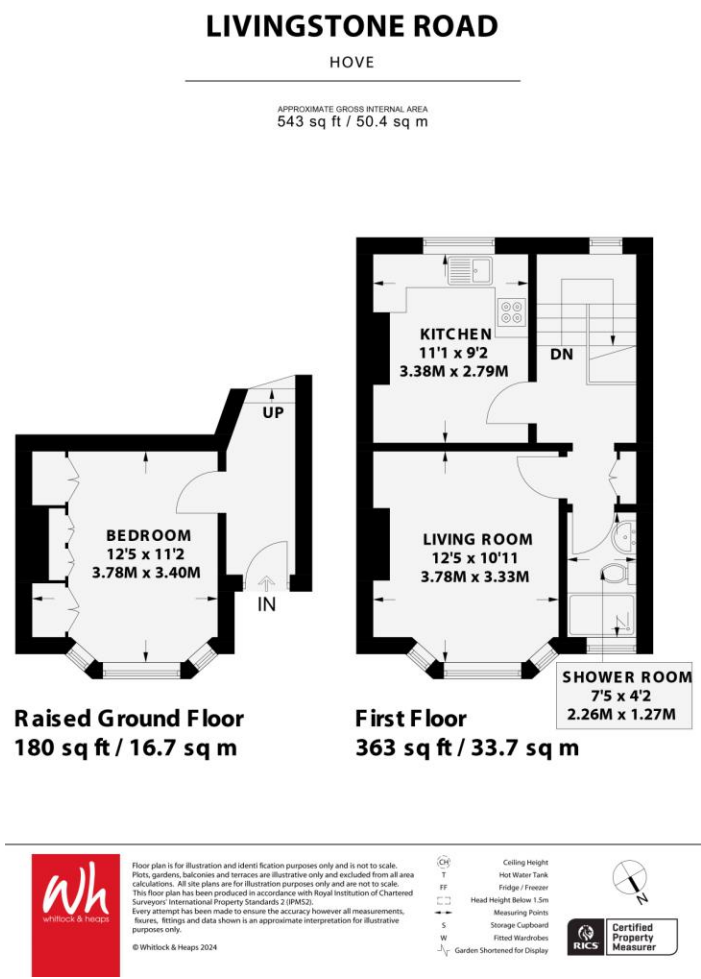
LIVING ROOM Fitted unit, UPVC double glazed window, radiator.

SHOWER ROOM Comprising step in shower being tiled throughout, vanity wash hand basin, fitted heated towel rail, extractor fan, low level w.c, UPVC double glazed frosted window.

OUTGOINGS

Lease: 123 years remaining
Maintenance charge: On an as and when basis
Ground rent: £122 per annum.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	67 D
39-54	E		
21-38	F		
1-20	G		

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