

## Flat 2, 7 Pembroke Crescent

Hove BN3 5DH

Offers in Excess Of £220,000

- SPACIOUS FLAT
- PART OF THE GROUND FLOOR
- PERIOD BUILDING
- PRIVATE PATIO
- COMMUNAL GARDEN
- MODERN KITCHEN
- SHARE OF FREEHOLD
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this good size studio flat forming part of the ground floor of this period building. Boasting a modern feel throughout and benefitting from a private patio leading on to the communal garden.

Bus routes operate locally making public transport throughout the city easy. You are within close proximity to both Portland Road and George Street with their wide array of shopping facilities, eateries and cafés. The property is situated in the sought after Pembroke Crescent and is brought to market with a share in the freehold and no onward chain.

**ENTRANCE HALL** Hall to all rooms.

**STUDIO** Living space with UPVC double glazed window overlooking side.

**KITCHEN/DINER** Wooden work surfaces with cupboards below and matching eye level cupboards, fitted dishwasher, fridge freezer, four ring Bosch induction hob with extractor above, fitted Bosch oven, space for washing machine. Stainless steel sink with tiled splashback.

Dining area with doors to garden.

**SHOWER ROOM** Step in shower cubicle being fully tiled, vanity unit heated towel rail, low level w.c, extractor fan.

**OUTSIDE** Private paved patio, grass area being laid to lawn being communal.

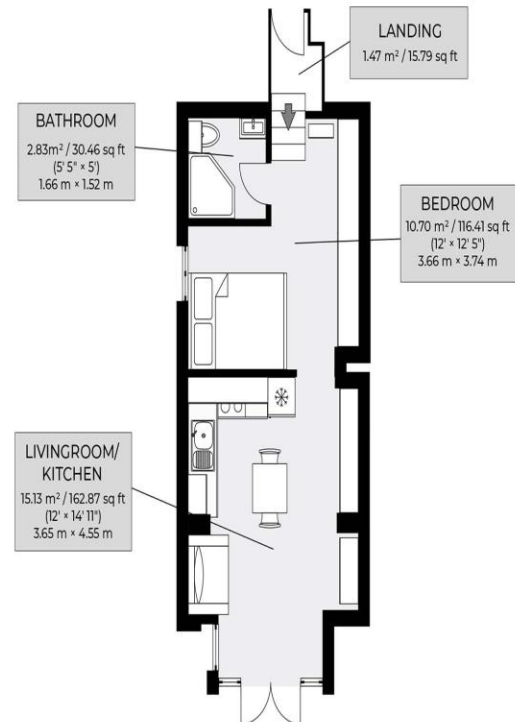
## OUTGOINGS

Share in the freehold  
Lease has 999 years from 2018  
Maintenance £125 pcm  
Building is self-managed

**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 2, 7 Pembroke Crescent, BN3 5DH, Hove  
Approximate gross area 29.81 sq m / 322.11 sq ft



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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.

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## Hove Branch

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