

# 14 Sackville Gardens

Hove BN3 4GH

Offers in Excess of £475,000

- STUNNING MAISONETTE
- PRIME RESIDENTIAL LOCATION
- THREE BEDROOMS
- BATHROOM

- SHOWER ROOM
- BEDROOM 3/DINING ROOM
- LIVING ROOM
- SHARE OF FREEHOLD

Whitlock and Heaps are pleased to bring to market this beautiful three-bedroom maisonette that is presented in excellent order offering spacious accommodation with the majority of rooms having a westerly aspect. The property is situated in this sought-after residential location and is being sold with a share in the freehold. The top floor two bedrooms share a modern bathroom with the first-floor bedroom having a contemporary shower room. There is a good size kitchen and separate living room with the property being sold with a share in the freehold and no onward chain.

**ENTRANCE HALL** Radiator, understairs cupboard.

**KITCHEN** Incorporating one and a half bowl stainless steel sink unit with drainer and mixer tap, adjacent work surface with range of cupboards and drawers under, matching eye-level wall cupboards, integrated fridge, freezer, dishwasher and washing machine, 5-ring gas hob with extractor over, electric oven, tiled splashback and floor, UPVC double glazed window, 'Juliet' balcony.

**LIVING ROOM** Feature fireplace with tiled insert with mantle over, two sash windows, radiator, coving.

**DINING ROOM/BEDROOM 3** UPVC double glazed window, radiator.

**TOP FLOOR**

**BEDROOM 1** UPVC double glazed window, fitted wardrobes, radiator.

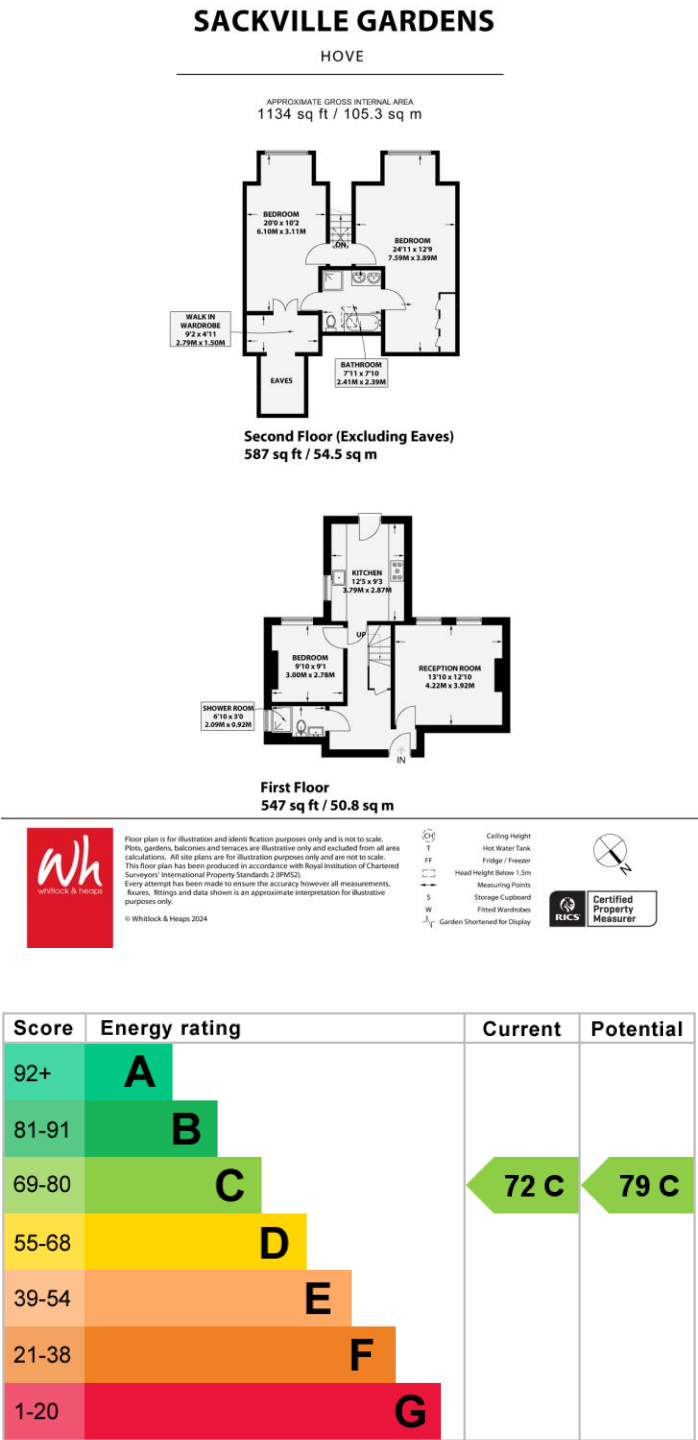
**BEDROOM 2** UPVC double glazed window, radiator, large walk-in wardrobe.

**BATHROOM** White suite comprising panelled bath, separate walk-in shower, wash-hand basin with cupboard under, low level w.c., tiled walls and floor, velux window, heated ladder style towel rail, 'Jack and Jill' bathroom.

**OUTGOINGS**

SHARE OF FREEHOLD  
Remainder of 999 year lease  
Maintenance £1,564 per annum

**Council Tax Band C** (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.



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