



83 Furze Croft, Furze Hill

Hove BN3 1PE

Asking Price: £215,000

- DELIGHTFUL APARTMENT
- PRESENTED IN EXCELLENT ORDER
- SPACIOUS STUDIO ROOM
- ENTRANCE HALL

- MODERN KITCHEN
- WHITE BATHROOM SUITE
- COMMUNAL HOT WATER AND HEATING
- COMMUNAL GARDENS

Whitlock and Heaps are pleased to be marketing this charming first floor studio apartment that is presented in excellent order throughout with an outlook towards St. Ann's Wells Gardens. The apartment features a separate modern kitchen, white bathroom suite and is being sold with no onward chain and a share in the freehold. Furze Croft benefits from South/West facing communal gardens with a wonderful outlook. Being situated in this most desirable central location within a short walk of Hove seafront and local shops, cafes and restaurants. Both Hove and Brighton mainline stations are also easily accessible.

ENTRANCE HALL Fitted cupboard and shelving, exposed and varnished floorboards.

KITCHEN Incorporating double sink with mixer tap, adjacent wooden work surface with cupboards and drawers under, matching eye level wall cupboards, four ring ceramic hob with extractor over, electric oven, washing machine, fridge/freezer and dishwasher, tiled splashback and floor.

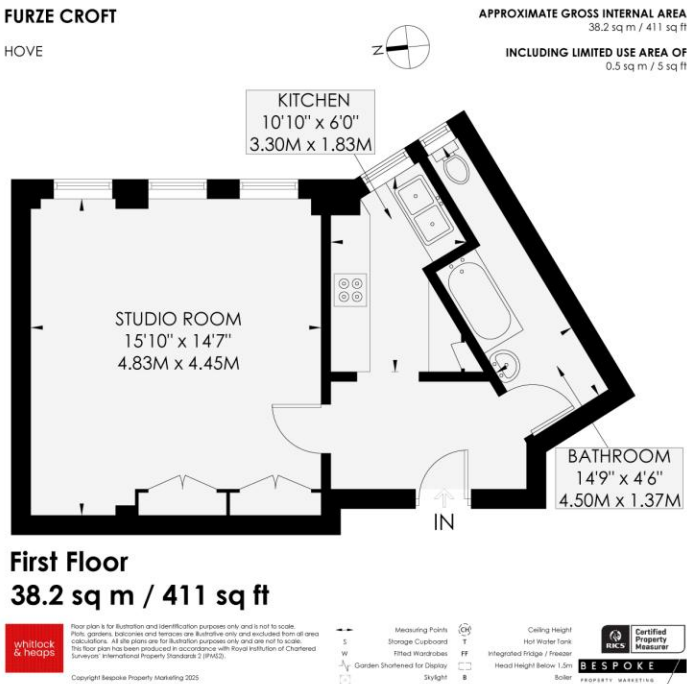
STUDIO ROOM Delightful room with three windows with an outlook towards St Ann's Well Gardens, sliding room divider, exposed and varnished floorboards, two fitted cupboards, radiator.

BATHROOM White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c, part tiled walls, tiled floor, heated towel rail.

OUTSIDE
COMMUNAL GARDENS
BIKE STORE

OUTGOINGS
SHARE OF FREEHOLD
REMAINDER OF 999 year lease.
MAINTENANCE

£488.34 hot water and heating for 6 months.
£690.96 maintenance including reserve fund payment for 6 months.
Council Tax Band A (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	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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