



## 23 Stevens Court, Ingram Crescent West

Hove BN3 5LZ

Asking Price Of £250,000

- TOP FLOOR FLAT
- SPACIOUS ACCOMMODATION
- TWO DOUBLE BEDROOMS
- BATHROOM
- KITCHEN
- SOUTH FACING LIVING/DINING ROOM
- BALCONY
- NO ONWARD CHAIN

Whitlock and Heaps bring to market this top floor flat in this purpose built block being in need of modernisation and offering spacious two double bedroom accommodation. The property benefits from a kitchen/breakfast room and living/dining room that leads onto the private balcony all of which are a southerly aspect. Situated in this convenient location within a short walk of Portslade and Aldrington stations. Hove seafront and an array of eateries cafes and shopping facilities are also within easy reach.

**ENTRANCE HALL** Large walk in cupboard, airing cupboard with linen shelving.

**KITCHEN/BREAKFAST ROOM** Incorporating sink and drainer with adjacent laminate worksurface, cupboards and drawers under, matching eye level wall cupboards, gas cooker, space for fridge, tiled splashback, UPVC double glazed window, cupboard with shelving and washing machine, space for table.

**LIVING/DINING ROOM** UPVC double glazed window, heater, second UPVC window and door to balcony.

### BALCONY

**BEDROOM 1** Fitted wardrobe and chest of drawers, UPVC double glazed window, heater.

**BEDROOM 2** UPVC double glazed window, radiator.

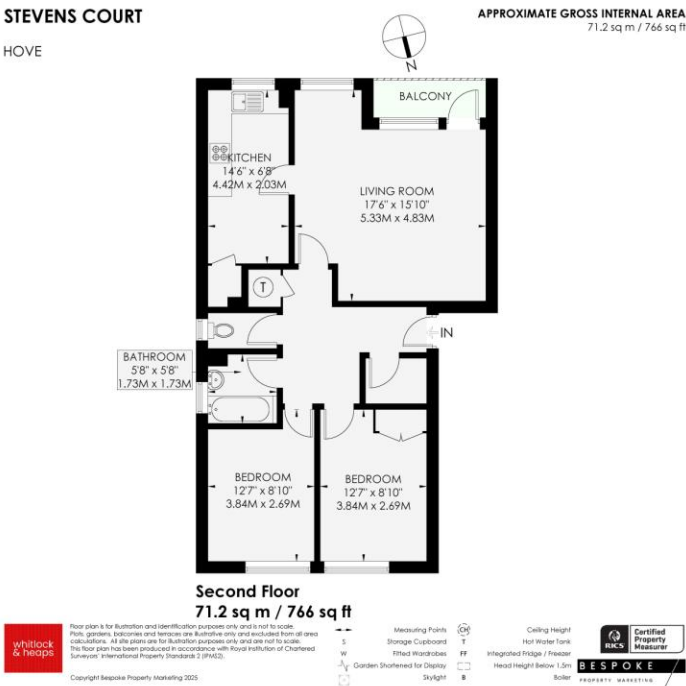
**BATHROOM** Comprising panelled bath, sink with cupboard under, UPVC double glazed window.

**SEPARATE W.C** Low level w.c, UPVC double glazed window.

### OUTGOINGS

**LEASE** New lease upon completion of sale.

**MAINTENANCE** £85 per calendar month



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	42 E	
21-38	F		
1-20	G		

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