



20 Lyndhurst Court, Lyndhurst Road

Hove BN3 6FZ

Asking Price Of £300,000

- TWO DOUBLE BEDROOMS
- BATHROOM
- MODERN KITCHEN
- LIVING/DINING ROOM
- BALCONY
- GARAGE
- UNDERFLOOR HEATING
- CONVENIENT LOCATION

Whitlock and Heaps are pleased to bring to market this delightful first floor apartment forming part of this purpose-built block that is situated in this convenient and tucked away location. The property has been skilfully and tastefully updated with under floor heating and a modern kitchen and bathroom. The spacious living/dining leads onto the private balcony with the property also being sold with a garage.

ENTRANCE HALL Deep fitted cupboard, underfloor heating.

KITCHEN Incorporating sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, range of matching eye level wall cupboards, inset 'Neff' ceramic hob with concealed extractor over, electric oven, integrated dishwasher and washing machine, space for fridge/freezer, UPVC double glazed window.

LIVING/DINING ROOM Electric underfloor heating, door to:

BALCONY

BEDROOM 1 UPVC double glazed window, electric underfloor heating.

BEDROOM 2 UPVC double glazed window, electric underfloor heating.

BATHROOM Comprising panelled bath with mixer tap and shower attachment, glazed shower screen, wash hand basin with drawers under, low level w.c, heated ladder style towel rail, electric underfloor heating.

OUTSIDE

GARAGE Up and over door, battery operated light.

OUTGOINGS

LEASE 115 years remaining

Maintenance including a reserve fund payment £1,887.14

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.

LYNDHURST COURT

HOVE

APPROXIMATE GROSS INTERNAL AREA
561 sq ft / 52.1 sq m



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. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPPS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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CH Ceiling Height
 T Hot Water Tank
 FF Fridge / Freezer
 HH Head Height Below 1.5m
 MP Measuring Points
 S Storage Cupboard
 W Fitted Wardrobes
 J Garden Shortened for Display



Portslade Branch

48 Boundary Road, Portslade BN3 4EF
portslade@whitlockandheaps.co.uk
01273 422706

Hove Branch

65 Sackville Road, Hove BN3 3WE
hove@whitlockandheaps.co.uk
01273 778577



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