



Flat 2, 55 Shirley Street

Hove BN3 3WH

Asking Price Of £275,000
Leasehold

- TWO BEDROOMS
- SHOWER ROOM
- OPEN PLAN KITCHEN/LIVING ROOM
- PRIVATE GARDEN
- NO ONWARD CHAIN
- DESIRABLE LOCATION
- PRESENTED IN EXCELLENT ORDER
- SELF MANAGED BUILDING

Whitlock and Heaps bring to market this raised ground floor two-bedroom apartment that is presented in excellent order throughout with an open plan south facing kitchen/living room and modern shower room. The property features a private rear garden and benefits from being situated in this most convenient location within a few minutes' walk of Hove mainline station and seafront. An array of independent eateries, cafes and shops are also within a short walk. Being sold with no onward chain.

KITCHEN/LIVING ROOM Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye level wall cupboards, inset ceramic hob with extractor over, electric oven, washing machine and fridge/freezer, south facing UPVC double glazed bay window, heater.

BEDROOM 1 UPVC double glazed window and French doors onto garden, heater.

INNER HALL Fitted cupboard.

BEDROOM 2 UPVC double glazed window, heater.

SHOWER ROOM Comprising walk in shower, wash hand basin with unit under, low level w.c, part tiled walls, UPVC double glazed window.

OUTSIDE

PRIVATE REAR GARDEN Paved patio.

OUTGOINGS

Lease 150 years from 2019.

GROUND RENT: £150 per annum.

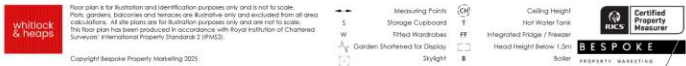
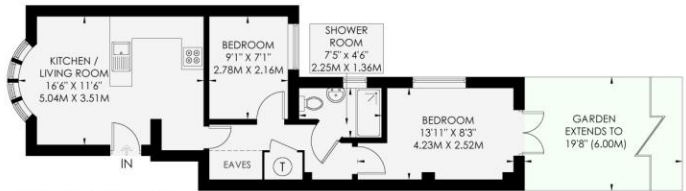
The building has the right to manage with no set monthly maintenance charge and works completed on an as and when required basis.

Council Tax Band A (taken from the government website, 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.

SHIRLEY STREET

HOVE

APPROXIMATE GROSS INTERNAL AREA
42.3 sq m / 455 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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



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