

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 worksurface 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.

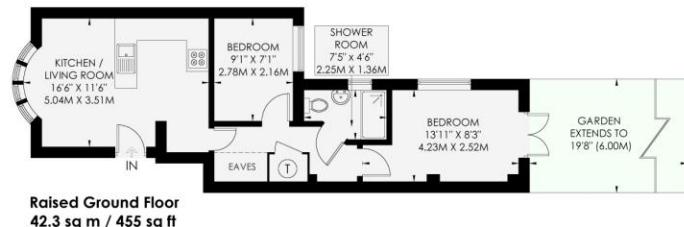
The building has the right to manage with no set monthly maintenance charge and works completed on an as and when required basis.

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



Raised Ground Floor
42.3 sq m / 455 sq ft

Whitlock & Heaps
Floor plan is for illustration and identification purposes only and is not to scale.
Post, gables, balconies and terraces are illustrative only and excluded from all area calculations. All dimensions are for illustration purposes only and are not to scale.
Floor plans are provided in accordance with Royal Institute of Chartered Surveyors' International Property Standards 2 (IPMS2).
Copyright Bespoke Property Marketing 2025

Measuring Points
S Storage Cupboard
W Fitted Wardrobes
Eaves
T Hot Water Tank
Garden Shaded for Display
F Integrated Fridge / Freezer
Slight
B Head Height Below 1.3m
Boiler



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



Disclaimer: Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.