

Flat 2, 11 Sackville Road Hove BN3 3WA

Asking Price Of £160,000
Leasehold

- GROUND FLOOR FLAT
- REAR GARDEN
- PERIOD BUILDING
- SEPARATE KITCHEN
- NEUTRAL DÉCOR
- NO ONWARD CHAIN
- SEPARATE STORAGE
- OUTBUILDING FOR BICYCLES

Whitlock & Heaps are delighted to present to market this studio flat forming part of the ground floor of this period building. Boasting a separate kitchen with rear garden, this flat is brought to market with neutral décor and no onward chain. Benefitting from a separate storage cupboard and outbuilding for bicycle storage.

Situated within close proximity o Church Road and George Street with their vast array of shopping facilities, eateries and cafés. Bus routes operate locally making public transport throughout the city simple. The beach and Hove Lawns are a short distance away, as well as King Alfred Leisure Centre.

ENTRANCE HALL Intercom, cupboard housing electrics and storage.

STUDIO Sash window with fitted shutters having a westerly aspect. ladder style radiator, fitted wardrobe and drop-down double bed.

KTICHEN Incorporating stainless steel bowl sink with mixer tap and drainer and splashback to rear. Cupboards below with matching eye level cupboards, four ring electric hob with Zanussi oven below and extractor above, washing machine, fridge, fitted pull down table, sash window overlooking garden, door to garden. Cupboard housing Ariston water heater, extractor.

SHOWER ROOM Comprising step in shower cubicle with electric Mira shower, storage cupboard, fitted heated towel rail, pedestal wash hand basin, low level w.c, extractor and being tiled throughout.

OUTSIDE

REAR GARDEN Tap, steps down to decked area being walled to side and fenced.

BICYCLE STORAGE Storage for bicycles at front below.

STORAGE CUPBOARD Separate storage cupboard located on the first floor.

OUTGOINGS 91 years unexpired
Service charge: £770 per annum.
Ground rent: £250 per annum.

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.

SACKVILLE ROAD

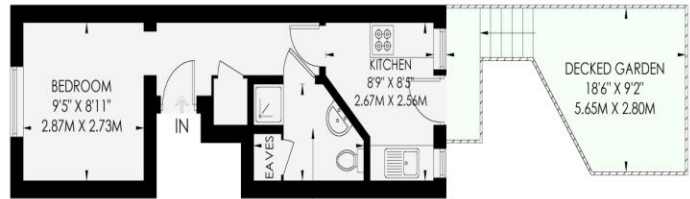
HOVE



APPROXIMATE GROSS INTERNAL AREA
23.5 sq m / 252 sq ft
INCLUDING LIMITED USE AREA OF STORAGE & EAVES
1.1 sq m / 11 sq ft



First Floor
0.6 sq m / 6 sq ft



Raised Ground Floor
22.9 sq m / 246 sq ft

Floor plans for illustration and identification purposes only and is not to scale.
Roth, gardens, balconies and terraces are illustrative only and are not to scale.
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 Standard 2 (IPMS2).

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W

G

SK

Measuring Points

Storage Cupboard

Fitted Wardrobes

Garden Shrouded for Display

Skylight

T

FF

B

Ceiling Height

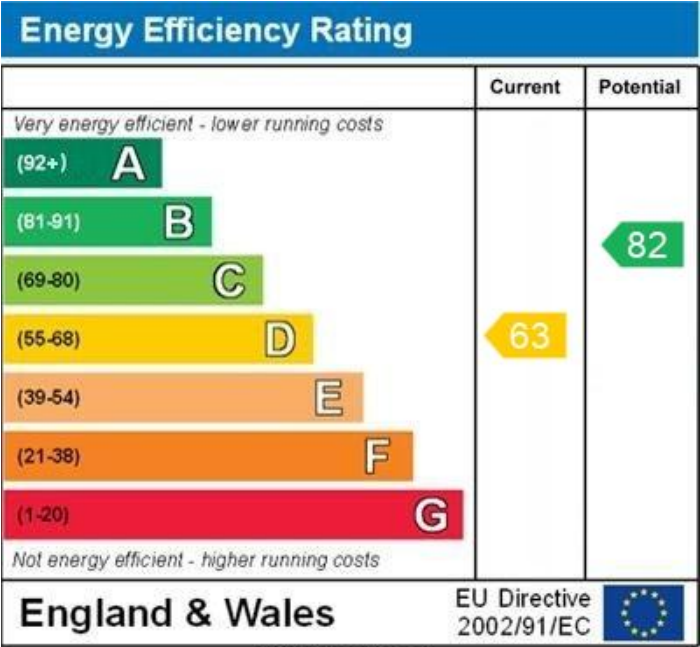
Hot Water Tank

Integrated Fridge / Freezer

Head Height Below 1.5m

Boiler

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