



## 21 Blenheim Court, New Church Road Hove BN3 4AJ

Asking Price Of £299,950  
Leasehold

- TWO BEDROOMS
- SEPARATE KITCHEN
- SOUTH FACING LIVING ROOM
- NEW LEASE UPON COMPLETION OF SALE
- SOUGHT AFTER ROAD
- GARAGE
- SOUTH FACING BALCONY
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this two-bedroom flat forming part of the second floor of this purpose-built block in this sought after road. Boasting a good size living room and master bedroom as well as a separate kitchen with south facing garden. Benefitting from a garage located to the rear of the development and a new lease upon completion of sale.

Bus routes operate locally making public transport throughout the city simple. You are in the catchment area for numerous schools and close to Church Road, George Street and Portland Road with their vast array of shopping facilities, eateries and cafés. Hove mainline train station is a short distance as is the seafront. The property is brought to market with no onward chain.

**ENTRANCE HALL** Radiator, cupboard housing gas meter and separate storage cupboards.

**KITCHEN** Incorporating stainless steel bowl sink with mixer tap and drainer with tiled splashback. Vinyl work surfaces below with matching eye level cupboards. Four ring gas hob with oven below and extractor above. Space for washing machine and fridge.

**LIVING ROOM** Radiators, windows to front and door to South facing balcony.

**BEDROOM** Radiator, south facing window to front.

**BEDROOM** Radiator, window to rear.

**BATHROOM** Comprising panelled bath with shower over. Vanity wash hand basin, extractor.

**OUTSIDE** South facing balcony

**GARAGE** Garage number 10 located to the rear of the block.

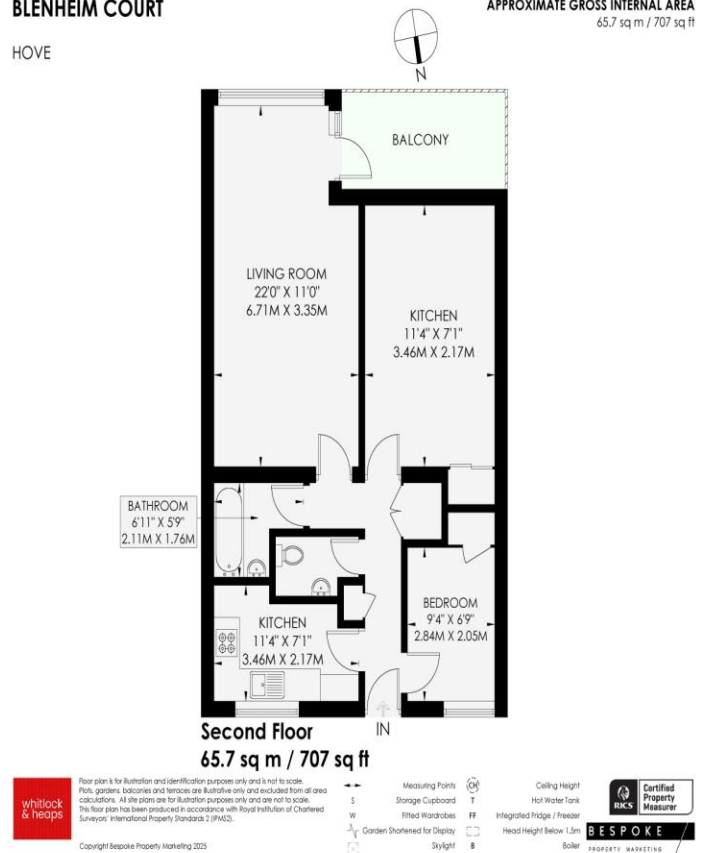
## OUTGOINGS

New 99-year lease upon completion.  
Service charge £11,384, falling to £2,890.

## BLenheim COURT

Hove

APPROXIMATE GROSS INTERNAL AREA  
65.7 sq m / 707 sq ft



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