

69 Lorna Road  
Hove  
BN3 3EL



CALLAWAYS  
RESIDENTIAL  
SALES & LETTINGS

# 69 Lorna Road

## £180,000

### Communal Hallway

Stairs leading to flat door.

### Inner Hall

Internal stairs rising to the accommodation

### Living Room

11' 5" x 10' 5" (3.48m x 3.18m) in to recess.

Bright south facing lounge with shelving unit, mirrors above, wall mounted electric heater, double glazed windows

### Kitchen

8'2 x 6' 5" (2.49 x 1.96m)

Fitted floor and wall units, wooden work surface, electric hob with single electric oven beneath, extractor over, stainless steel single bowl sink & drainer with mixer tap over, wood shelving units above, double glazed window.

### Bedroom

11' 8" x 11'2 (in to wardrobe) (3.56m x 3.00m)

Double bedroom with built in storage, double glazed window, electric wall mounted heater, neutral carpet

### Bathroom

9' 2" x 7' 1" (2.79m x 2.16m)

Comprising white fitted bathroom suite, Dimplex AS3 Electric shower, four fold shower screen, low level toilet & cistern, pedestal wash hand basin. Chrome towel warmer, Vinyl flooring, Dimplex electric heater, double glazed window, stairs leading to landing with doors to all other rooms

### Other information

Council Tax Band A

EPC Rating D

Railway line at the back of the property

Ground Rent £40 pa

Service Charge £35 pa

Lease 949 years

SOLD BY SECURE SALE

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

### Local Authority

Brighton & Hove City Council

Council Tax Band A

EPC Rating D



### Contact

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First Floor  
13 sq ft / 1.2 sq m

Second Floor  
481 sq ft / 44.7 sq m

Approximate Gross Internal Area = 494 sq ft / 45.9 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Callaways 2022

