



46 Berriedale House 251-255 Kingsway, Hove, BN3 4HD

Guide price £385,000

Greenways Property are pleased to offer this two double bedroom, sixth floor apartment boasting direct sea views and benefiting from a south facing balcony. There is a 22 ft Living room, separate kitchen with integrated appliances, a family bathroom and ample storage. Located in this highly sought after building in central Hove and situated in one of Hove's most sought after and premier locations, Berriedale is a superb home by the seaside!

Entrance Hall

19'5 in length (5.92m in length)

Doors leading to all main rooms, Three deep storage cupboards housing consumer units, utility meters, rubbish cupboard, cloaks and airing cupboards with hot water cylinder. Wall mounted electric heater.

Living/Dining Room

22'7 x 11'7 (6.88m x 3.53m)

Open plan living/dining room with double glazed windows offering fabulous direct sea and coastal views. Coved ceiling, TV aerial point. Door to balcony.

Balcony

9' x 3'7 (2.74m x 1.09m)

Southerly aspect balcony with direct sea views, space for table and chairs.

Kitchen

10'5 x 6'7 (3.18m x 2.01m)

Fitted kitchen with floor and wall mounted units, roll top worksurface with inset sink and drainer with mixer tap. Part tiled walls, four ring hob with electric oven beneath. Integrated dishwasher, washing machine and fridge freezer. Pull out larder cupboard. Southerly aspect double glazed window with direct sea views.

Bedroom One

13'8 x 9'7 max (4.17m x 2.92m max)

Southerly aspect double glazed window with direct sea views. Fitted wardrobes with sliding doors.

Bedroom Two

10'5 x 9'1 (3.18m x 2.77m)

Southerly aspect double glazed window with direct sea views. Fitted wardrobes with sliding doors, storage above and built in dresser.

Bathroom

7'10 x 5'9 (2.39m x 1.75m)

White suite comprising, panelled bath with separate shower over, wash basin with storage beneath, low level lavatory. Part tiled walls.

Communal Areas

Security entrance door system, communal hallways leading to two passenger lifts and staircases. Live-in building caretaker who looks after the cleaning, rubbish collection and general building maintenance. Bicycle storage and recycling areas. Communal gardens to the front and side of the building.

Other information

Tenure: - Leasehold (Share of the freehold)

Lease: - 999 years from 24.06.2007

Service Charge: - £2,310.70 per annum

Ground Rent: - Peppercorn

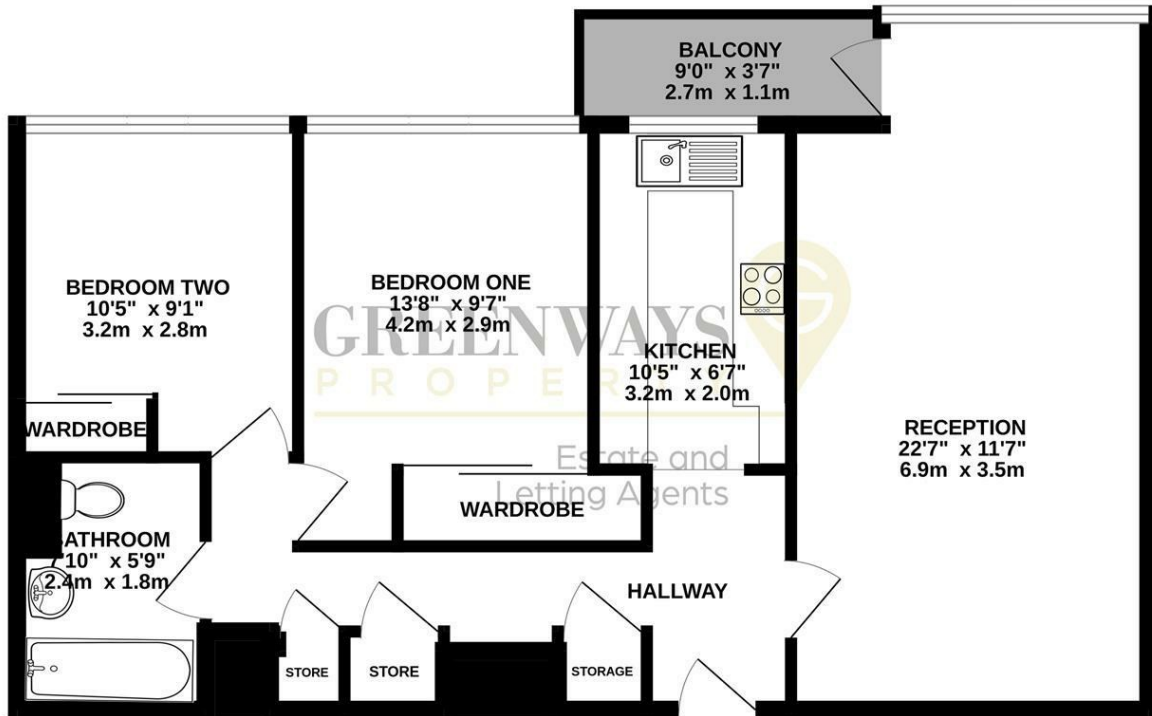
Council Tax Band: - B

Local Authority: - Brighton and Hove

Parking: - Zone W

Floor Plan

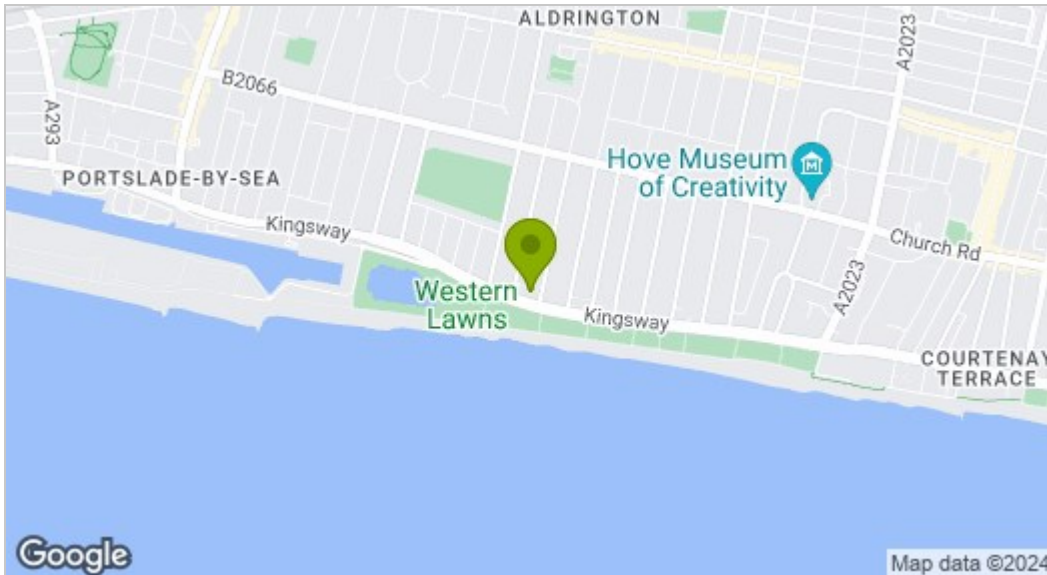
SIXTH FLOOR
710 sq.ft. (66.0 sq.m.) approx.



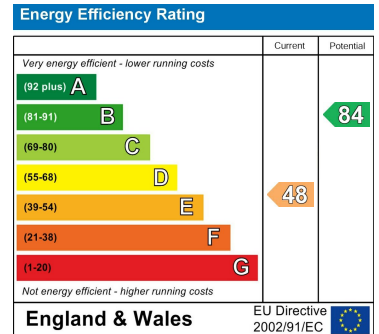
TOTAL FLOOR AREA: 710 sq.ft. (66.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



PLEASE NOTE:

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

- All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
- Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
- Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
- The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

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