

13, 50 Rochester Gardens, Hove, BN3 3HT

Guide price £445,000

Greenways Property are pleased to offer this two double bedroom apartment with balcony in central Hove.

This first floor property has two bedrooms with two bathrooms, living room, kitchen and dining room and westerly aspect balcony. Rochester Gardens is moments from Palmeira Square and the bustling café culture, shops, bars and restaurants of Church Road and to the south are Hove Lawns and the seafront. Hove mainline station is approximately 0.8 miles away providing convenient commuter links to London and Gatwick, while regular bus services to the centre of Brighton are close to hand.

Communal Entrance

Communal entrance with passenger lift and stairs rising to the property entrance door.

Hall

15' in length (4.57m in length)

'L' shaped entrance hall with door leading to all main rooms. Radiator, ceiling rose and down lighters.

Living Room

18'3 x 12'6 max (5.56m x 3.81m max)

Westerly aspect room with glazed French doors leading to balcony, high ceilings, ceiling rose, coving, radiator, dado rail. Opening to dining area and kitchen.

Balcony

Westerly aspect overlooking Rochester Gardens. Space for seating.

Dining Area

7'11 x 5'5 (2.41m x 1.65m)

Window overlooking Rochester Gardens, radiator, open plan to kitchen.

Kitchen

7'11 x 8'5 (2.41m x 2.57m)

Fitted kitchen with floor and wall mounted units, work surface with sink and drainer, four ring gas hob with extractor over and oven beneath. Ceiling down lighters, space for appliances, wall mounted gas combination boiler.

Bedroom One

13'3 x 11'2 (4.04m x 3.40m)

Westerly aspect sash window overlooking Rochester Gardens, coved ceiling with rose, radiator and door to ensuite shower room.

En-Suite Shower

7'3 x 4'5 (2.21m x 1.35m)

White suite with corner shower cubicle, low level WC and wash basin, heated towel rail and extractor fan.

Bedroom Two

12' x 10'7 (3.66m x 3.23m)

Easterly aspect window overlooking Holland Road, radiator, coved ceiling with ceiling rose.

Bathroom

7'3 x 5'6 (2.21m x 1.68m)

White suite with bath, shower over, low level WC and wash basin, heated towel rail and extractor fan.

Other Information

Tenure: Leasehold (share of Freehold)

Lease: Approx. 184 years remaining

Annual Service Charge: TBC

Annual Ground Rent: Nil

Local Authority: Brighton and Hove

Council Tax Band: D

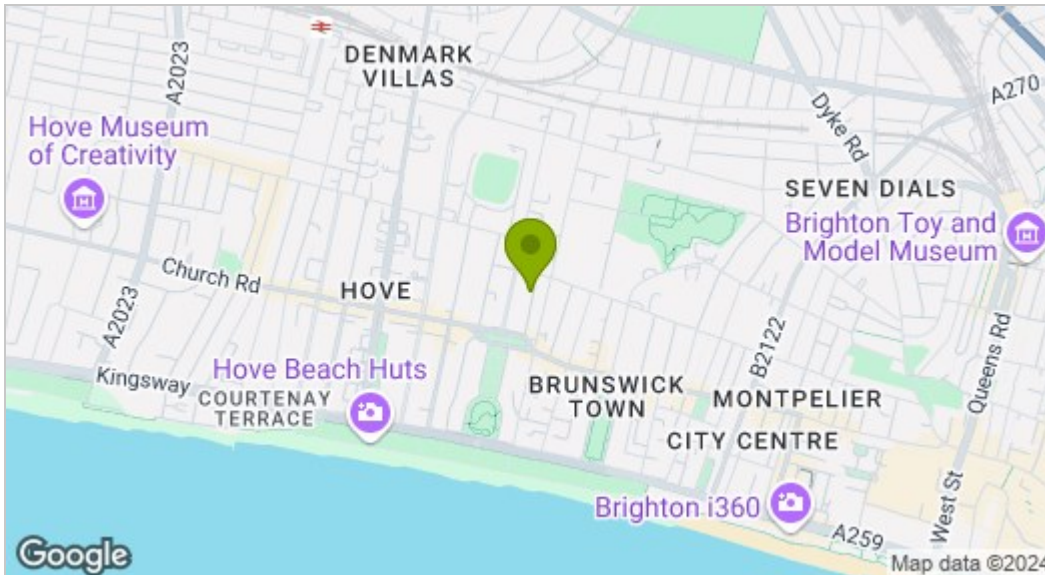
Parking: Parking Zone M

Floor Plan

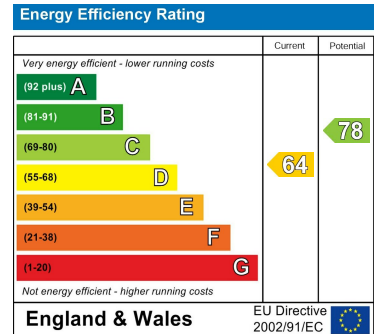
FIRST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



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.