



4, 5 Waterloo Street, Hove, BN3 1AQ

Guide price £250,000

Greenways Property are pleased to offer this top floor (3rd floor), one double bedroom apartment just moments from Brighton and Hove Seafront, with sea views from the main reception room. Spanning 521 square feet, this property is ideal for investors, holiday home seekers, or first-time buyers.

The apartment is flooded with natural light and a neutral white décor complemented by wooden flooring. Situated on the prestigious Waterloo Street, part of the historic 19th-century Brunswick Town Estate, this Grade II listed property is located in one of Brighton & Hove's most sought-after residential areas. The vibrant city centre, beach, and an array of local amenities, including Waitrose, Taj Grocery, and a variety of restaurants, are all just moments away.

Communal Entrance

Security door entry system with stairs leading to all floors.

Entrance Hall and Stairs

12'3 x 2'10 (3.73m x 0.86m)

Door to inner lobby with stairs leading up to main hallway. Large double glazed window to the rear, deep storage cupboard, radiator and doors leading to all rooms

Reception Room

16'3 x 11'6 (4.95m x 3.51m)

Fabulous period bay with three sash windows, offering sea views as well as a great view of Waterloo Street. Two radiators, TV ariel point, wooden flooring, ceiling downlighters, picture rail and an open arch to the kitchen.

Kitchen

7'4 x 5'5 (2.24m x 1.65m)

Fitted kitchen with wall and floor mounted units, roll top work surfaces, stainless steel sink and drainer with mixer tap, four ring gas hob with electric oven beneath and extractor over, space for appliances, plumbing for washing machine, 'Ideal' combination boiler and ceiling downlighters.

Bedroom

12'3 x 9'4 (3.73m x 2.84m)

The wooden flooring continues, doubled glazed window overlooking the rear with access to fire escape, ceiling downlighters, access to loft hatch and radiator.

Bathroom

9'10 x 5'10 max (3.00m x 1.78m max)

White suite comprising a corner bath with mixer tap, low level w/c with push button flush, wash basin with storage beneath, heated towel rail, ceramic tiled floor, part tiled walls and access to loft area.

Other information

Tenure: Leasehold - Share in the freehold

Lease: 999 years from 02.06.1986 (960 years Remaining)

Service Charge: TBC

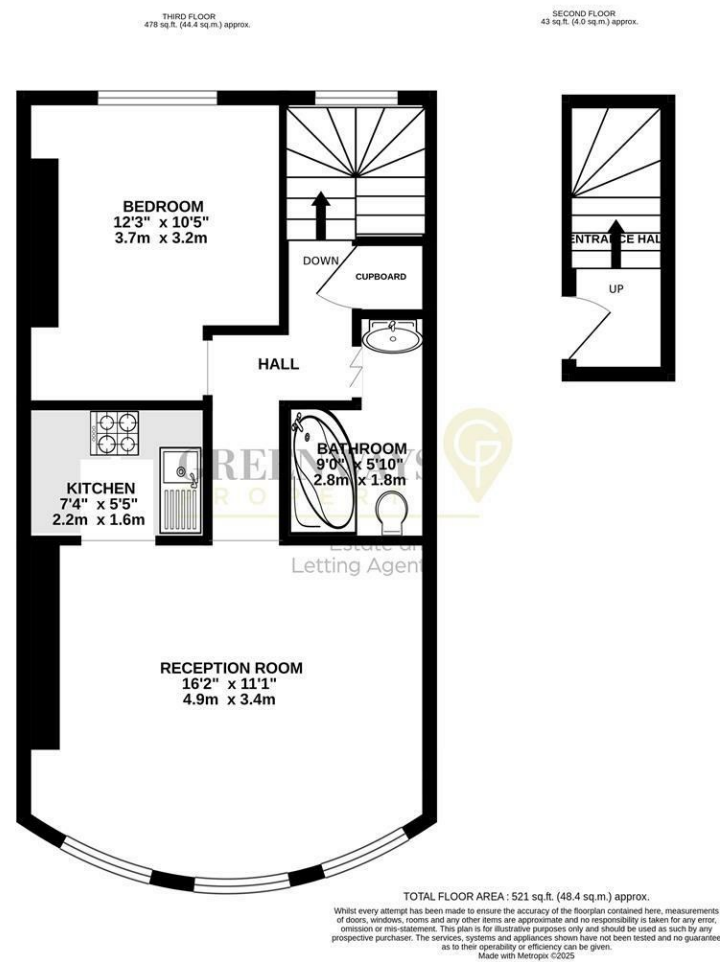
Ground Rent: Peppercorn

Parking: Zone M

Council Tax Band: A

Local Authority: Brighton And Hove

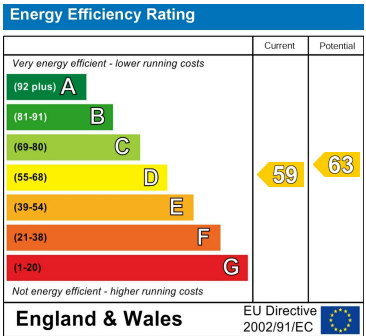
Floor Plan



Area Map



Energy Efficiency Graph



PLEASE NOTE:
Although every care has been taken in the production of these sales particulars prospective purchasers should note:
1. 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.
2. 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).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. 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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