



## **Wick Hall Furze Hill, Hove BN3 1NJ**

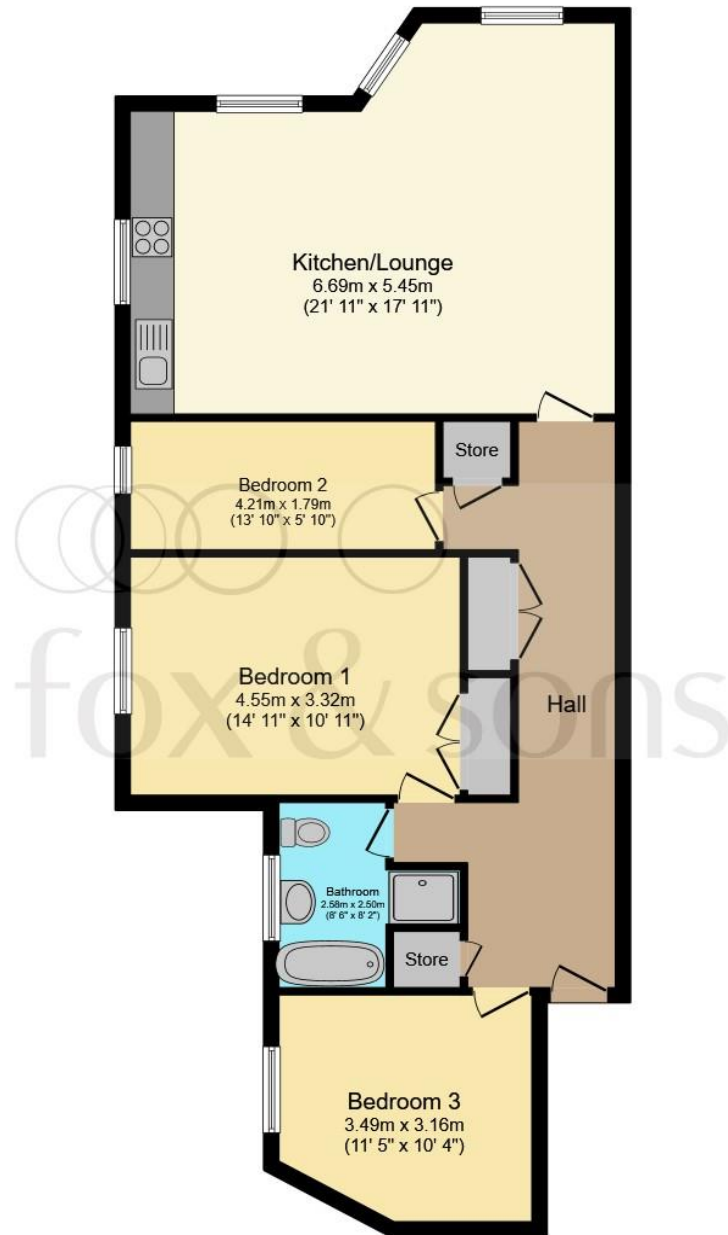
*A fabulous three bedroom ground floor apartment situated within an Iconic Art Deco 1930's purpose built development moments from St Ann's Well Gardens, Seven Dials and Western Road*

**welcome to**

## **Wick Hall Furze Hill, Hove**

The approach to the building is via communal drive with lawned gardens and trees to front, leading to an impressive art deco entrance hall. The property is presented in excellent decorative order throughout and comprises; a spacious living/ dining room with beautiful windows overlooking the communal gardens of Wick Hall along with a feature fireplace. There is an open plan kitchen with stylish wall and base units and wooden work surfaces over along with a built in shelving unit, there is a hob, oven, sink and mixer tap and space for other appliances. There are three bedrooms, storage space and a separate modern tiled bathroom which has both a bath and shower. The property further benefits from having stripped wood flooring, gas central heating throughout and the apartment is sold with a long lease.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Wick Hall Furze Hill, Hove

- A ground floor three bedroom apartment situated within a popular purpose built development
- Iconic Art Deco 1930's building
- Open plan kitchen/ living room
- Well presented in stylish décor throughout
- Within easy reach of Brighton Mainline Station
- Access to a communal garden
- Moments from St Ann's Well Gardens, Seven Dials and Western Road
- Sold with a long lease

Tenure: Leasehold EPC Rating: Awaited

**£475,000**



Please note the marker reflects the postcode not the actual property

**check out more properties at** [fox-and-sons.co.uk](https://fox-and-sons.co.uk)

**see all our properties on** [zoopla.co.uk](https://zoopla.co.uk) | [rightmove.co.uk](https://rightmove.co.uk) | [fox-and-sons.co.uk](https://fox-and-sons.co.uk)

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
BHF111622 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**01273 777000**



[westernrd@fox-and-sons.co.uk](mailto:westernrd@fox-and-sons.co.uk)



117-118 Western Road, BRIGHTON, East Sussex, BN1 2AD



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)