



## **Pendragon Court, Hove BN3 5EZ**

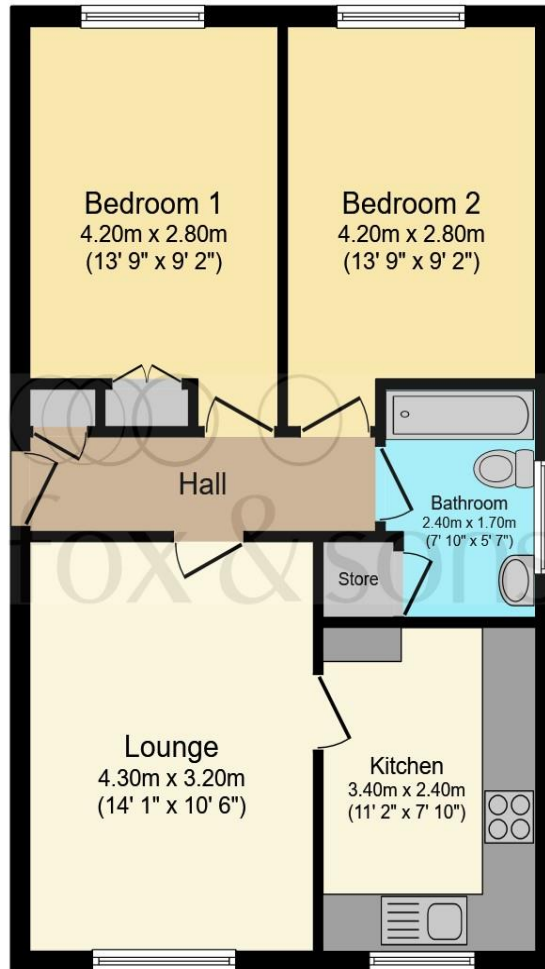
*Fox and Sons are delighted to offer this well laid out and spacious 2 double bedroom purpose built apartment within a within a short walk of Hove Seafront and Hove Station.*

**welcome to**

**Pendragon Court, Hove**

The flat has the superb advantage of having two good size bedrooms, once inside there is an entrance hall, good sized living room with lots of natural light, separate kitchen and bathroom. The property is presented nicely throughout, and internal inspection is strongly recommended to appreciate the quality accommodation on offer. The property is being sold with no onwads chain and a SHARE OF FREEHOLD.





Total floor area 55.3 sq.m. (595 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Pendragon Court, Hove

- TWO BEDROOM PURPOSE BUILT APARTMENT
- SOLD WITH NO ONWARDS CHAIN
- PARKING SPACE AVAILABLE
- BEING SOLD WITH A SHARE OF FREEHOLD
- WALKING DISTANCE TO HOVE TRAIN STATION

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRH109469 - 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.



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