



34 Coniston Court, Holland Road, Hove BN3 1JU

Asking Price £280,000

- TWO BEDROOMS
- BATHROOM
- KITCHEN
- LIVING/DINING ROOM
- BALCONY
- UPVC DOUBLE GLAZED WINDOWS
- UNALLOCATED PARKING
- NO ONWARD CHAIN

Whitlock and Heaps are delighted to offer for sale this good size two-bedroom apartment being neutrally decorated throughout with a separate kitchen and white bathroom suite. The spacious living/dining room leads onto the private balcony. The block is situated in this enviable location within walking distance of Hove mainline station and seafront. An array of eateries, cafes and shopping facilities are all within easy reach. There is unallocated parking to the rear of the building with the flat also benefiting from UPVC double glazed windows and gas central heating. The flat is being sold with a new lease upon completion of sale and no onward chain.

ENTRANCE HALL Fitted double cupboard.

KITCHEN Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye-level wall cupboards, inset 4-ring gas hob, electric oven, appliance space, 'Ideal' gas-fired boiler, UPVC double glazed window, radiator, tiled floor, fitted cupboard.

LIVING/DINING ROOM UPVC double glazed window, radiator, door to:-

BALCONY

BEDROOM 1 UPVC double glazed window, fitted wardrobe, radiator.

BEDROOM 2 UPVC double glazed window, fitted wardrobe, radiator.

BATHROOM White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash-hand basin, low level w.c., tiled walls and floor, radiator, UPVC double glazed window.

OUTSIDE Parking on a first come first served basis.

OUTGOINGS

Lease: New Lease upon completion of sale.

Maintenance: £2,570.46 per annum

Council Tax Band B (taken from www.brighton-hove.gov.uk/council-tax).

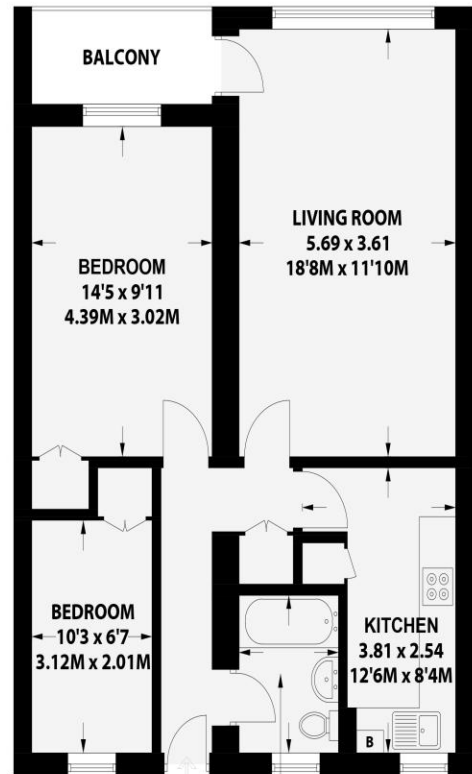
We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

CONISTON COURT

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
688 sq ft / 63.9 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
692 sq ft / 64.3 sq m



Fourth Floor
692 sq ft / 64.3 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Floors, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, dimensions, fittings and data shown is an approximate interpretation for illustrative purposes only.

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- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- ⌵ Garden Shortened for Display



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Portslade Branch

48 Boundary Road, Portslade BN3 4EF
portslade@whitlockandheaps.co.uk
01273 422706

Hove Branch

65 Sackville Road, Hove BN3 3WE
hove@whitlockandheaps.co.uk
01273 778577



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