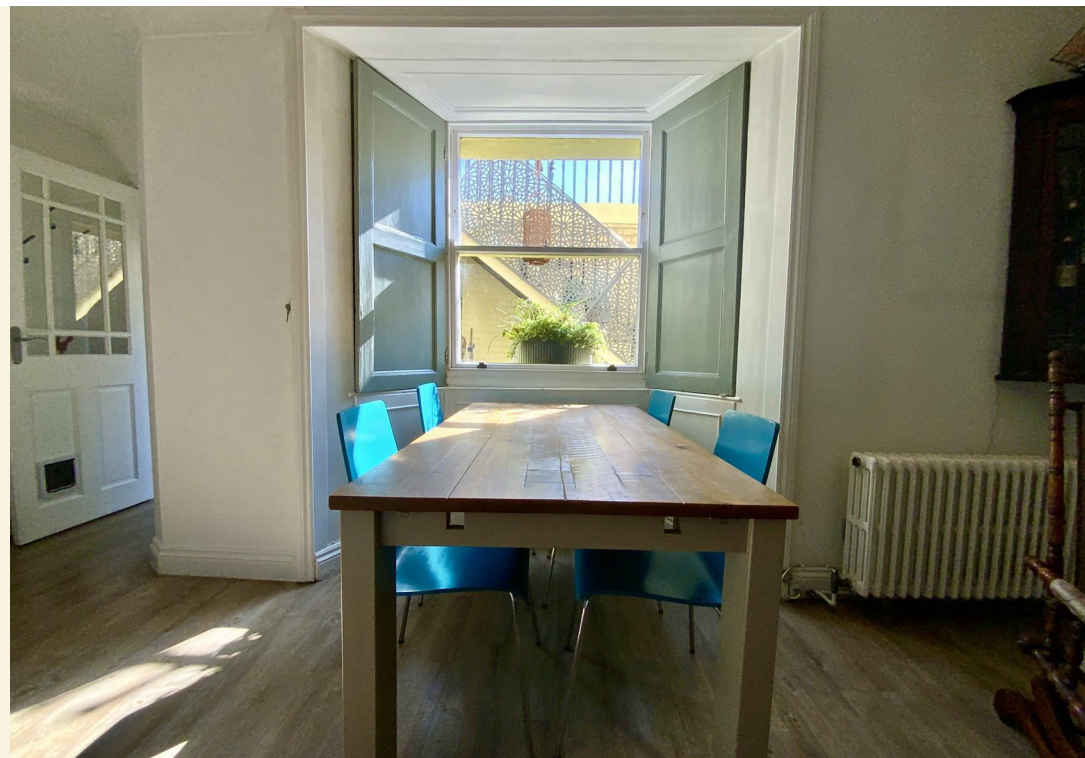






A STYLISH AND BEAUTIFULLY presented PATIO/GARDEN FLAT in a CONVERTED GRADE I LISTED BUILDING situated on HOVE'S FINEST SEAFRONT TERRACE. The accommodation comprises SOUTH ASPECT LOUNGE, FITTED KITCHEN, TWO/THREE BEDROOMS, BATHROOM, SOUTH ASPECT PATIO/GARDEN, OWN STREET ENTRANCE, SHARE OF FREEHOLD, EPC D.

- STYLISH AND BEAUTIFULLY PRESENTED
- CONVERTED GRADE I LISTED BUILDING
- HOVE'S FINEST SEAFRONT TERRACE
- TWO/THREE BEDROOMS
- MODERN FITTED KITCHEN
- SOUTH ASPECT LOUNGE
- SPACIOUS BATHROOM
- SOUTH ASPECT PATIO/GARDEN
- SHARE OF FREEHOLD
- A MUST VIEW PROPERTY





### **ENTRANCE LOBBY**

Ceiling coving, storage cupboard housing space for tumble dryer, tiled floor, multi glass pane door to:

### **KITCHEN**

Stylish and modern kitchen comprising a range of eye level wall cupboards with lighting under and base cupboard and drawer units, quartz worktops and splashbacks, inset stainless steel sink with mixer tap, electric fan assisted oven, "NEFF" combination microwave/oven, electric hob with copper splashback and extractor fan over, washing machine, dishwasher, fridge/freezer, ceiling coving, lantern skylight, "Karndean" flooring.

### **LOUNGE**

South aspect sash window with folding wooden shutters to sides overlooking PATIO/GARDEN, ceiling coving, fitted office comprising desk with cupboards under and shelving to sides, "Karndean" flooring, column radiator.

### **INNER HALL**

ceiling coving, recessed downlighting, "Karndean" flooring, radiator with shelf over.

### **BEDROOM 1**

East aspect sash window with folding shutters to sides, ceiling coving, fitted wardrobes with sliding doors to one wall containing illuminated vanity unit, column radiator.

### **BEDROOM 2**

(Currently being used as a lounge) South aspect sash window with shutters to sides overlooking PATIO/GARDEN, window seat, ceiling coving, feature bio fuel fire, laminated wooden flooring, radiator.

### **OCCASIONAL BEDROOM**

Ceiling coving, recessed downlighting, door to fire escape, radiator with shelf over.

### **BATHROOM**

Stylish bathroom suite comprising panelled bath with mixer tap, fixed and flexible shower heads, screen to side, worktop with decorative patterned circular bowl sink with mixer tap, drawer and shelving under, low level close coupled WC, ceiling coving, cupboard housing "Worcester" combination boiler with Hive thermostatic control, recess with cupboard and shelving, chrome ladder style dual fuel heated towel rail, ceramic tiled floor with under floor heating.

### **EXTERNAL**

#### **PATIO/GARDEN**

South aspect, brick paved, plants and fittings by separate negotiation.

#### **ADDITIONAL INFORMATION**

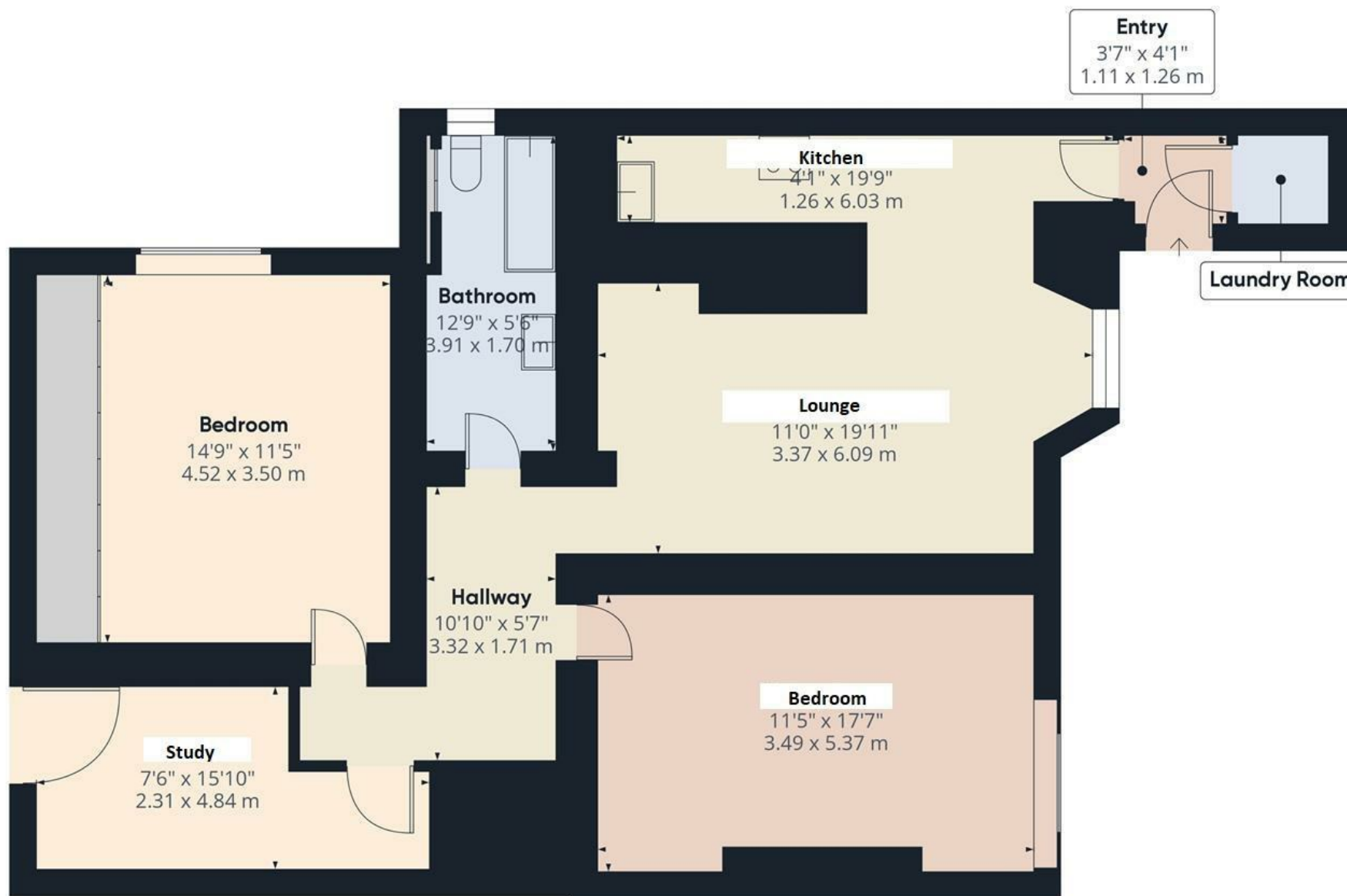
Lease - Share of freehold - 999 from 25 Dec 2001 - 975 years remaining

Maintenance - £932 for 6 months plus £300 per 6 months to reserve fund (£2,464)

Ground Rent - £0

Council Tax Band B - £2,006.23





Approximate total area<sup>(1)</sup>

992.11 ft<sup>2</sup>

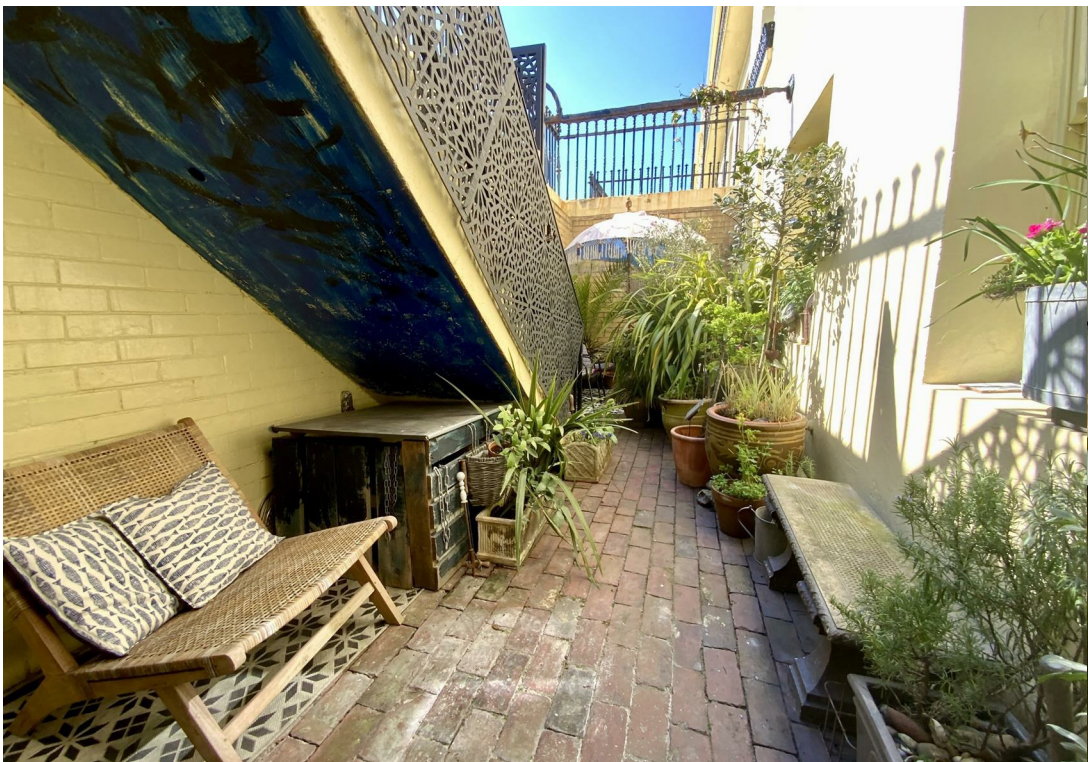
92.17 m<sup>2</sup>

(1) Excluding balconies and terraces

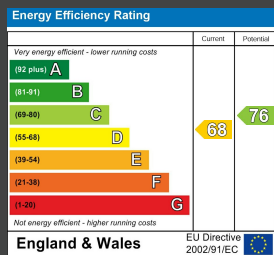
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## ENERGY PERFORMANCE CERTIFICATE (EPC)



## DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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