



## Flat 3, 16 Sackville Gardens

Hove BN3 4GH

Guide Price £300,000 - £325,000

- SOUGHT AFTER LOCATION
- PERIOD BUILDING
- TWO BEDROOMS
- KITCHEN
- LIVING ROOM
- BATHROOM
- SHARE IN THE FREEHOLD
- PRESENTED IN EXCELLENT ORDER

Whitlock and Heaps bring to market this delightful two bedroom apartment forming part of the first floor of this semi detached bay fronted property that is situated on one of Hove's most sought after roads being just a few minutes walk from Hove seafront and the new Beach Park development. The property is presented in excellent order throughout with the living room being of a westerly aspect. The property is being sold with a share in the freehold and the building is self managed. Hove mainline station and an array of local independent shops and eateries are within a short walk.

**Council Tax Band B (taken from the government website, [www.brighton-hove.gov.uk/council-tax](http://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.**

**ENTRANCE HALL** Cupboard with plumbing and space for washing machine, radiator.

**KITCHEN** Incorporating sink unit with drainer and mixer tap, adjacent work surface with cupboards and drawers under, matching eye level wall cupboards, inset fridge/freezer, four ring gas hob with extractor over, electric oven, tiled splashback, breakfast bar, opening to:

**LIVING ROOM** West facing with two sash windows, radiator.

**BEDROOM 1** UPVC double glazed window, radiator.

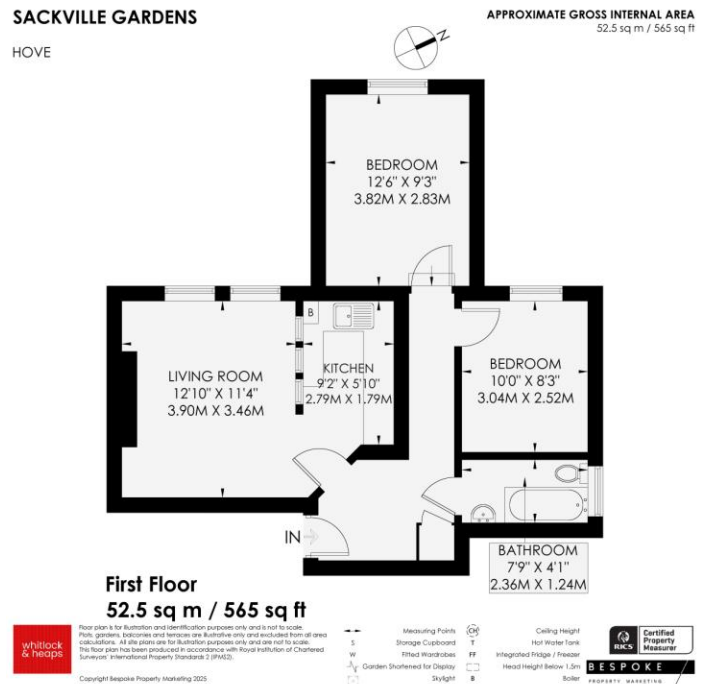
**BEDROOM 2** Sash window, radiator.

**BATHROOM** White suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c., heated ladder style towel rail, sash window, part tiled walls.

**OUTGOINGS**

**SHARE OF FREEHOLD**

**MAINTENANCE** Self managed £250 per quarter.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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