



TFF 29 Norton Road

Hove BN3 3BF

Guide Price £300,000 - £325,000

- TWO BEDROOMS
- KITCHEN
- LIVING/DINING ROOM
- BATHROOM

- NO ONWARD CHAIN
- SHARE OF FREEHOLD
- DESIRABLE LOCATION
- GAS CENTRAL HEATING

This appealing top floor two-bedroom apartment enjoys an east-west aspect, creating a bright and airy feel throughout the day.

The accommodation features a kitchen opening onto the living room, providing a sociable and well-balanced living space. An internal staircase adds a real sense of space and character, while the apartment also benefits from two bedrooms and a bathroom.

Further advantages include a share of freehold and no onward chain.

Situated on a tree-lined road in a central location, the apartment is within walking distance of Hove seafront and the mainline station. A wide selection of eateries, cafés and independent shops can also be found just a short stroll away, offering the best of coastal and city living.

FIRST FLOOR ENTRANCE

Stairs to top floor, cupboard housing boiler, storage cupboard with hot water cylinder.

KITCHEN Incorporating sink with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, inset four ring hob with extractor over, oven, fridge/freezer, washing machine, tiled splashback, opening to:

LIVING/DINING ROOM Sash bay window, radiator.

BEDROOM 1 Sash window, two fitted double wardrobes, radiator.

BEDROOM 2 Sash window, radiator.

BATHROOM Comprising panelled bath with mixer tap and telephone style shower attachment, separate shower over, pedestal wash hand basin, low level w.c, part tiled walls.

OUTGOINGS

SHARE OF FREEHOLD

LEASE 999 years from December 1984

MAINTENANCE £50 pcm.

Council Tax Band B as sourced from the Brighton and Hove council website. Please note we cannot be held responsible for this information and would recommend you complete your own checks.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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