2 Queens Parade, Hove BN3 8JG | 01273 322766
sales@wpgsussex.co.uk | www.wpgsussex.co.uk

Company Registration No: 11397540

WEATHERILL
Property Group
*Your Property Matters*





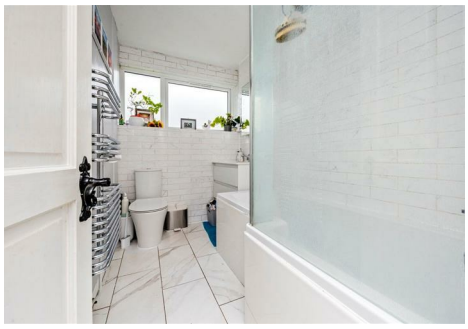




# The Mount 62 Court Farm Road
# Hove
# BN3 7QR

The Weatherill Property Group are very pleased to present a good sized and well laid out ground floor flat with a new kitchen and bathroom, gas central heating, the use of lovely well maintained communal gardens and located close to Blatchington Windmill within Hove's ever popular Nevill area.







## Offers In The Region Of £290,000 Leasehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk





- IMPRESSIVE, WELL LAID OUT GROUND FLOOR FLAT
- 2 GOOD SIZED DOUBLE BEDROOMS WITH SHARPS BUILT IN WARDROBE WITH 6 YEARS REMAINING ON THE WARRANTY
- BRAND NEW BATHROOM WITH A WHITE SUITE
- NEWLY FITTED KITCHEN
- ALL THE ROOMS OFF A CENTRAL HALLWAY

## Viewing

Call us on 01273 322766 or
email us: sales@wpgsussex.co.uk

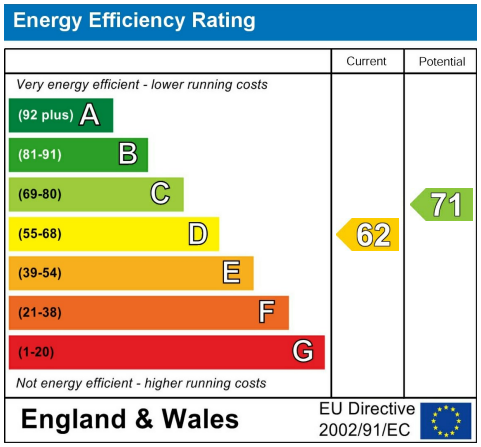
## Agents Notes

The flat is approached via a neat and tidy communal hallway, creating an excellent first impression. Once inside the flat there is a hallway accessing all the rooms providing the property with a really good layout. There are 2 good sized double bedrooms, a fabulous brand new bathroom with a white suite, a large lounge/dining room with a feature Portuguese Sandstone fireplace, and a brand new well equipped kitchen.

In terms of outside space, the property is set within well cared for and well maintained communal gardens with seating areas, shrubs, trees and bushes. The flat has direct access onto this area, frequently used by the present owner during the warmer months. The Windmill is also a near by attraction which helps with the localities identity.

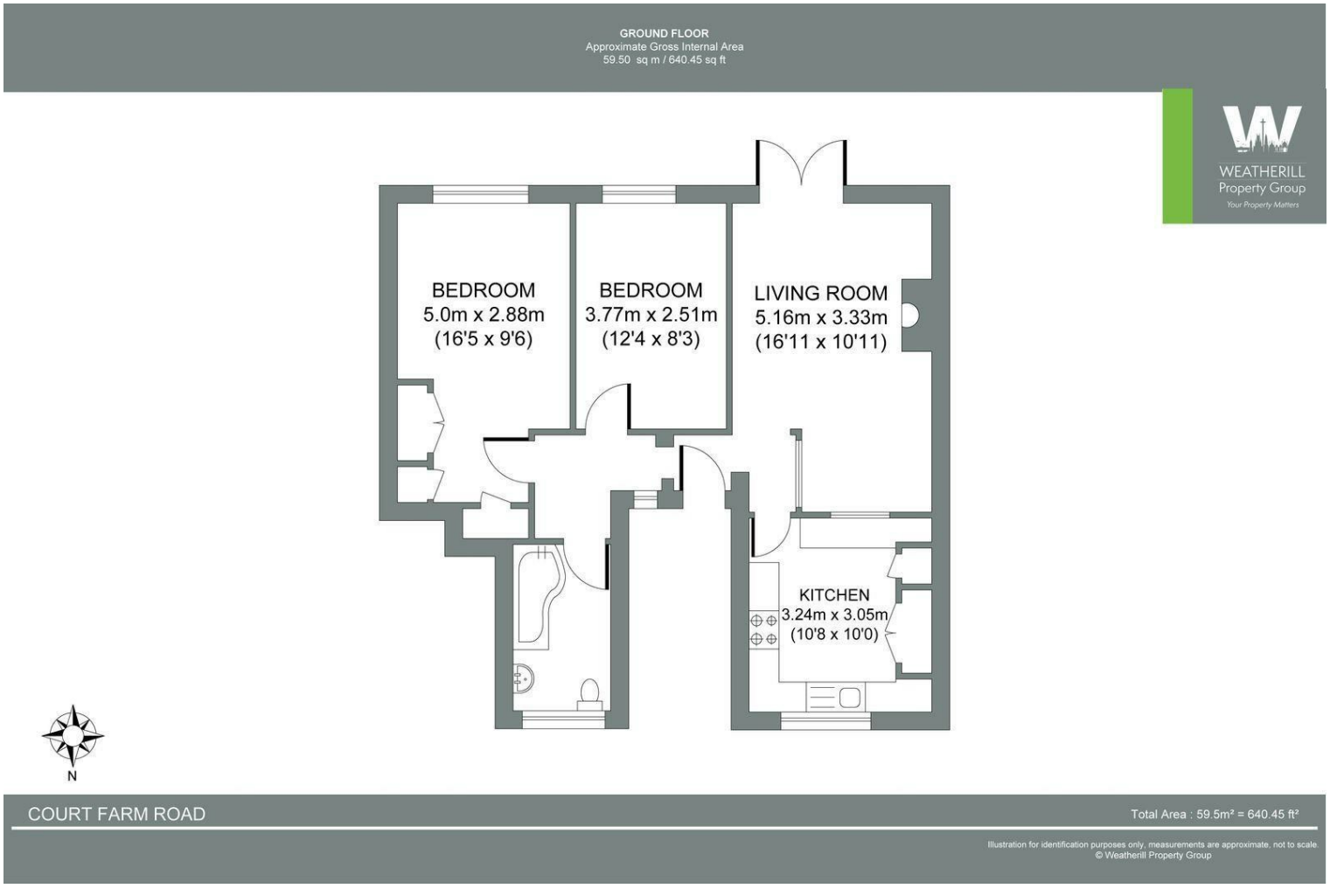
The flat is in good order throughout, has gas central heating has good storage and is well located in relation to local shops, bus services, Hove Park and the near by Waitrose.

## EPC






## Floor plans




You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.