



20 Courtenay Gate

Hove BN3 2WJ

Offers In Excess Of £475,000
Share of Freehold

- COMMUNAL GARDEN
- PRESTIGIOUS NEO GEORGIAN BUILDING
- LIVE IN CARETAKER AND CONCIERGE
- COMMUNAL HOT WATER AND HEATING
- THIRD FLOOR WITH TWO LIFTS
- PRIME SEAFRONT LOCATION
- SHARE OF FREEHOLD
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this glamorous three bedroom flat within this sought after Neo Georgian purpose built block on the prominent Courtenay Terrace. This third floor flat boasts a good size separate kitchen, bow windows and a dual aspect lounge. With sea views, well proportioned room sizes throughout and well maintained communal hallways. Another benefit of this well arranged block is a live in care taker and concierge, modern fire systems throughout and cage lift to all floors. Parking is on a first come first served basis.

With the iconic Hove Lawns on your doorstep, you really are close to everything. With ample coffee shops, walks, beach, leisure centre and more in a very short distance. Church Road is also nearby with its vast array of shopping facilities and restaurants. Bus routes operate locally making public transport throughout the city simple. With the West Pier being approximately one mile away along the seafront.

This property comes to market with a share in the freehold and no onward chain.

ENTRANCE HALL Radiators, numerous storage cupboards, one housing electrics.

KITCHEN Incorporating bowl sink with three-way mixer tap with filtered drinking water, ample work surfaces with cupboards below and matching eye level cupboards. Integrated washing machine, dishwasher, full length fridge and full length freezer. AEG induction hob with oven below and extractor above. Double glazed windows.

LIVING ROOM Dual aspect West/North bow sash windows, radiator.

BEDROOM Fitted cupboards, sash window overlooking front, radiator.

BEDROOM Bow sash window with sea view, fitted cupboard, radiator.

BEDROOM West facing sash window, radiator.

SHOWER ROOM Comprising fitted cupboard, step in

shower cubicle being tiled throughout, UPVC double glazed frosted window, vanity unit, low level w.c, heated towel rail.

SEPARATE SHOWER ROOM Comprising sash window, low level w.c and step in shower cubicle being tiled.

OUTGOINGS Share of Freehold

162 years unexpired with no subletting

Service charge of currently £10,141 per annum includes central heating, as well as hot/cold water, in-house caretaker/concierge, common way utilities, building insurance and general maintenance.

Approx. one third of the total goes to the major projects reserve.

OUTSIDE Communal gardens, communal storage located in basement.

Council Tax Band D (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.

COURTENAY GATE

HOVE

APPROXIMATE GROSS INTERNAL AREA
124.5 sq m / 1340 sq ft



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



Disclaimer: Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.