



Nestled in the charming Chatsworth Square, Hove, this delightful flat offers a perfect blend of comfort and convenience. Spanning an impressive 645 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a serene retreat by the coast.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout is thoughtfully designed, ensuring that every inch of space is utilised effectively and also boasts a modern fitted kitchen with appliances.

This property combines contemporary living with a touch of classic charm. The location is particularly appealing, as it places you within easy reach of Hove's vibrant amenities, including shops, cafes, and the beautiful seafront. The area is well-connected, making commuting to nearby cities a breeze.

Whether you are looking to invest in a new home or seeking a rental opportunity, this flat in Chatsworth Square presents an excellent option. With its desirable location, spacious layout, and modern features, it is sure to attract those who appreciate the finer things in life. Do not miss the chance to make this lovely flat your own.

- FIRST FLOOR PURPOSE BUILT FLAT
- WEST ASPECT LOUNGE
- MODERN FITTED KITCHEN AREA
- TWO DOUBLE BEDROOMS
- BATHROOM
- CAR PARKING PERMIT
- DOUBLE GLAZED WINDOWS
- COMMUNAL GARDENS
- NO ONGOING CHAIN





## FIRST FLOOR

### ENTRANCE HALL

Ceiling coving and spotlights, storage cupboard housing water cylinder, radiator.

### OPEN PLAN LOUNGE/KITCHEN

Two Westerly aspect double glazed sash windows, ceiling spotlights, two radiators.

### KITCHEN AREA

Modern fitted kitchen comprising eye level wall cupboards and base cupboards, worktops, stainless steel single bowl single drainer sink unit with mixer tap, electric oven, four ring gas hob with stainless steel extractor over, washing machine, dishwasher, fridge/freezer, recessed downlighting, cupboard housing boiler..

### BEDROOM 1

Two Westerly aspect double glazed sash windows, ceiling coving and spotlights, two fitted wardrobes, radiator.

### BEDROOM 2

South aspect double glazed sash window, ceiling coving, fitted storage, radiator.

### BATHROOM

Newly fitted white suite comprising panel bath with mixer tap and wall mounted shower head over, shower screen to side, wash hand basin with mixer tap, low level close coupled WC, part tiled walls, extractor fan, radiator.

### EXTERNAL

### COMMUNAL GROUNDS

Lawns with borders.

### CAR PARK

Located at the rear of the building. Each flat receives a parking permit, there are also guest parking permits available.

### ADDITIONAL INFORMATION

Lease - Leasehold - new lease to be included

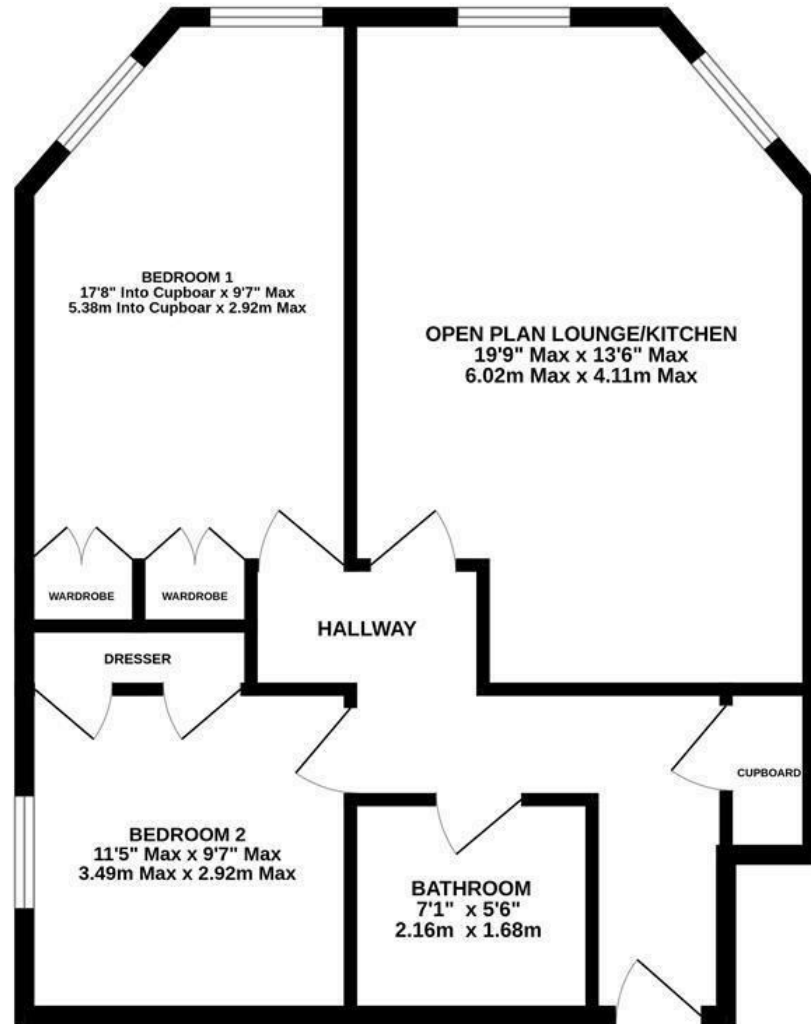
Maintenance - £1,765

Ground Rent - None collected

Council Tax Band D - £2,579.44



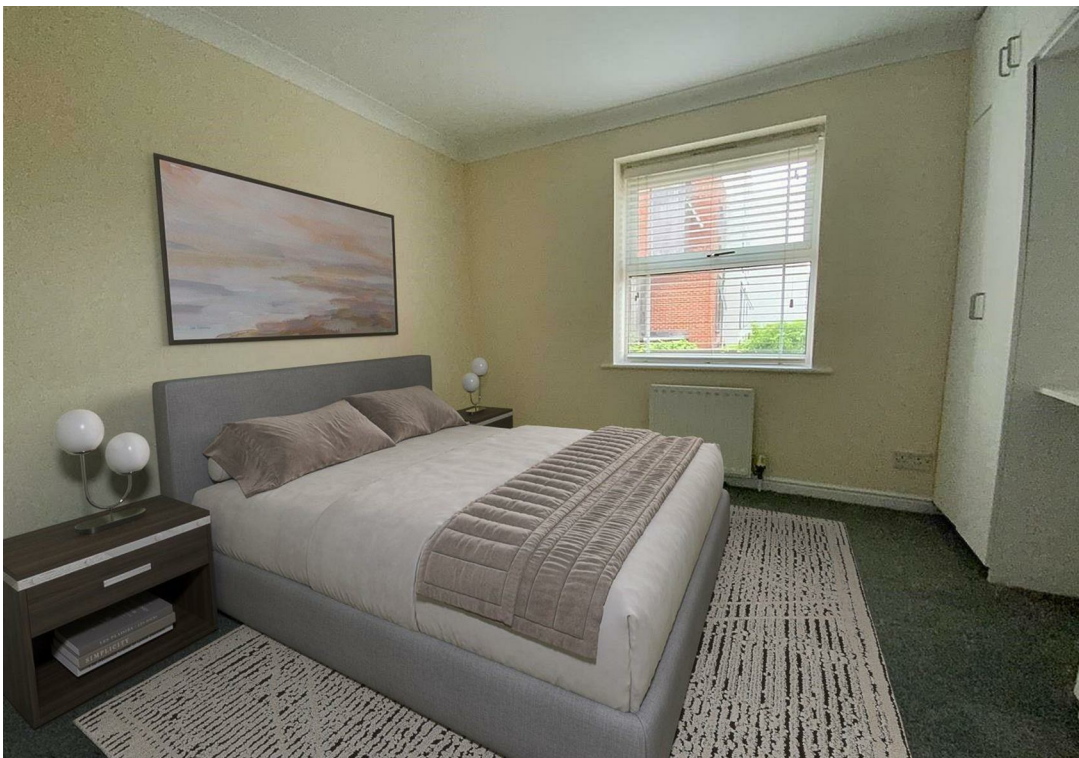
FIRST FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



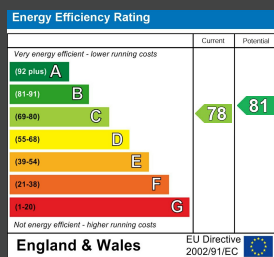
TOTAL FLOOR AREA : 645 sq.ft. (59.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## ENERGY PERFORMANCE CERTIFICATE (EPC)



## DISCLAIMER

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