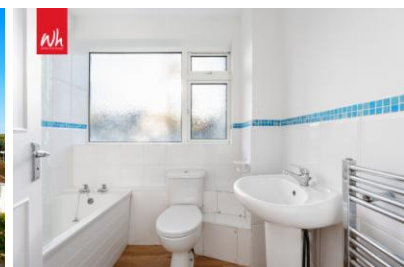


wh

whitlock & heaps



17 Ryde Court, Hangleton Road

Hove BN3 7SD

Offers in Excess of £250,000

- PURPOSE BUILT BLOCK
- TWO DOUBLE BEDROOMS
- SEPARATE KITCHEN
- GOOD SIZE LIVING ROOM
- COMMUNAL GARDENS
- LONG LEASE
- CLOSE PROXIMITY TO AMENITIES
- NO ONWARD CHAIN

wh
whitlock & heaps

01273 778577
whitlockandheaps.co.uk

Whitlock & Heaps are delighted to present to market this two double bedroom flat forming part of the first floor of this purpose built building. Benefitting from a good size living room with separate kitchen, communal gardens, double glazing and gas central heating. Stunning views of the south downs from the living room and master bedroom. Offered with no onward chain.

Bus routes operate locally making public transport throughout the city simple. Situated in a prime location, benefitting from being within the catchment area for multiple schools, and the Portslade mainline station being close by. You are within close proximity to the parade, with various shopping facilities including The Grenadier, Co-Op and Tesco. This property is brought to market with a long lease and no onward chain.

ENTRANCE HALL Thermostat, intercom, storage cupboard housing water meter, radiator.

KITCHEN Incorporating stainless steel bowl sink with mixer taps and drainer, vinyl work surfaces with cupboards below and matching eye level cupboards, four ring electric hob with oven below and extractor above. Space for washing machine and fridge freezer, breakfast bar, 'Ideal' combination gas fired boiler, heated rail, cupboard housing gas meter and electrics, UPVC doubled glazed windows overlooking front.

LIVING ROOM UPVC double glazed windows with views of the Downs, radiator.

MASTER BEDROOM Fitted wardrobes, UPVC double glazed windows with views of the Downs, radiator.

BEDROOM UPVC double glazed windows, radiator.

BATHROOM Being partially tiled comprising panelled bath with shower over, shaving plug, pedestal wash hand basin, extractor, low level w.c., UPVC double glazed frosted windows.

OUTGOINGS

Share of freehold
 976 years unexpired
 Service Charge estimate for 2025 is £2,049. This is due to reduce next year. There is also a contribution to the

Reserve Fund of £125.

Council Tax Band B (taken from www.brighton-hove.gov.uk/council-tax).

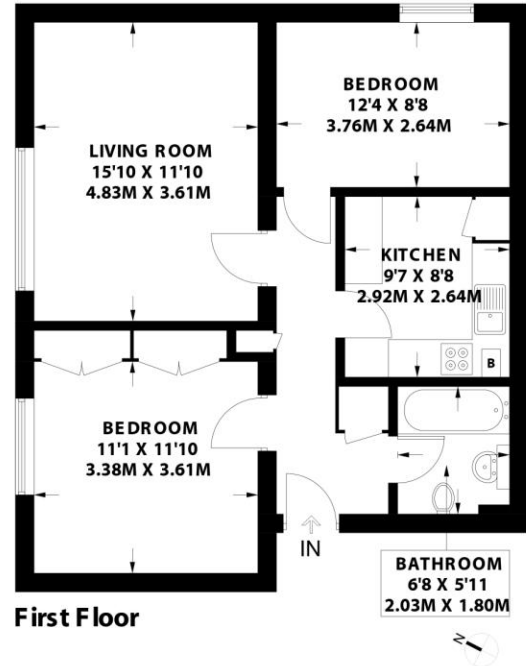
We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

RYDE COURT

HANGLETON

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
 689 sq ft / 64.0 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
 692 sq ft / 64.3 sq m



First Floor



Floor plan is for illustration and identification purposes only and is not to scale. Plans, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
 © Whitlock & Heaps 2023

- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- G Garden Shortened for Display



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Portslade Branch
 48 Boundary Road, Portslade BN3 4EF
 portslade@whitlockandheaps.co.uk
 01273 422706

Hove Branch
 65 Sackville Road, Hove BN3 3WE
 hove@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.