£225,000

Berkeley Court, Davigdor Road Hove

HEALY & NEWSOM

EST. 1990

Berkeley Court, Davigdor Road, Hove, BN3 1RA

A spacious second floor (top-floor) flat offering a delightful living experience in a well-managed purpose-built block. Spanning 478 square feet (44.4 sqm), there is the convenience of a GARAGE situated at the rear of the building adding to the appeal by offering secure parking for one vehicle or storage.

Sold with no ongoing chain and an extended Lease upon completion, this allows for a smooth transition. The apartment features a spacious and welcoming reception room and double bedroom, both are south facing so full of natural light. There is also a great size kitchen with a westerly aspect and well appointed bathroom, this apartment has been perfectly arranged to maximise comfort and functionality.

The crisp white décor throughout enhances the sense of space and cleanliness, while ample storage cupboards ensure that your belongings are neatly organised. The property benefits from double glazing and gas central heating, providing both energy efficiency and comfort throughout the year.

This property is perfect for first-time buyers or those seeking a low-maintenance lifestyle in a vibrant area or a potential investment. With its prime location, you will find yourself just a short distance from local amenities, transport links, and the beautiful Hove seafront.

Location

Berkeley Court is located on Davigdor Road, a desirable Brighton and Hove residential area which enjoys both a tranquil setting in close proximity to St Ann's Well Park and easy access to the hustle and bustle of Seven Dials and Brighton's main high street on Western Road. The bohemian North Laine and South Lanes, as well as the thoroughfare of Church Road are also within easy reach where you will find an array of amenities, including the King Alfred Leisure Centre, shopping facilities, trendy bars and restaurants, and independent stores to explore.

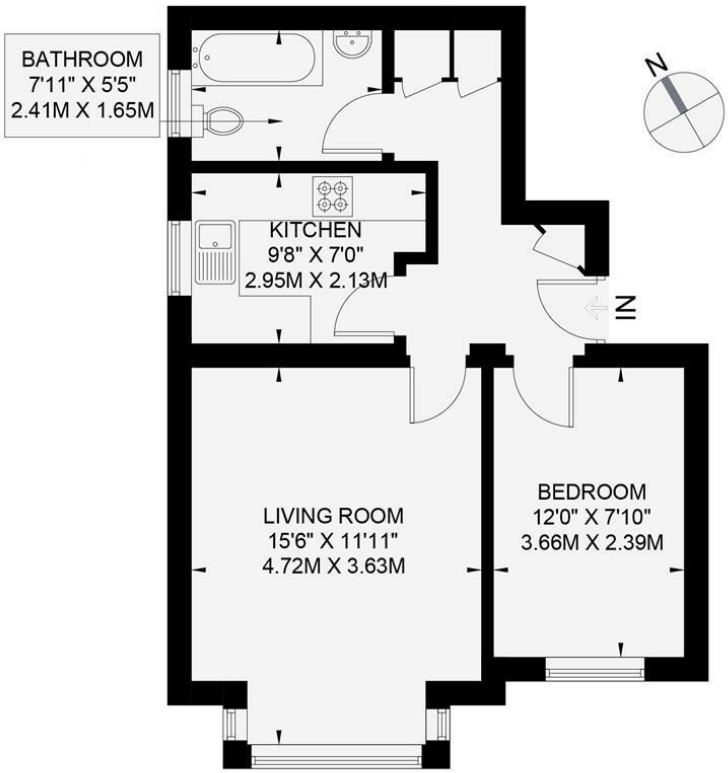
St Ann's Wells Park is under 0.2 miles in distance, a popular green space in a city location which includes tennis courts, café, a plethora of native and exotic trees.

Brighton mainline station is approximately 0.6 miles away and Hove station 0.9 miles in distance, both are easily accessible for those that need to commute and a regular bus services nearby provide access to all parts of the city and beyond.

Additional Information

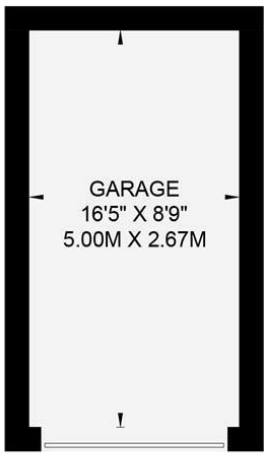
EPC rating: C
Internal measurements: 478 Square feet / 44.4 Square metres, including the garage 621 Square feet / 57.7 Square metres
Tenure: Leasehold - Extended Lease upon completion - 189 years with no ground rent.
Maintenance charges: £2,010.38 per annum (£1,005.19 per half year) as advised by our client
Council tax band: A
Parking zone: O

Second Floor
44.4 sq m / 478 sq ft



Approximate Gross Internal Area
57.7 sq m / 621 sq ft
Including Limited Use Area Of
13.3 sq m / 143 sq ft

Garage
13.3 sq m / 143 sq ft



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Floor plan is for illustration and identification purposes only and is not to scale. Plots, 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).

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

VERY IMPORTANT NOTES
Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by an prospective purchaser.

2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).

3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.

4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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