



## Flat 2, 23 Brooker Street, Hove, BN3 3YX

We are delighted to offer for sale this beautifully renovated one-bedroom first floor apartment, finished to an exceptional standard throughout and offered with a share of freehold.

Situated in the heart of Central Hove, just off Sackville Road and Blatchington Road, the property enjoys an excellent location within easy walking distance of Hove Railway Station, Hove seafront, George Street shopping parade, cafés, restaurants and regular bus services. The apartment combines the charm of a period building with high-quality contemporary finishes, making it an ideal first-time purchase, investment or seaside home.

Guide price £300,000

# Flat 2, 23 Brooker Street, Hove, BN3 3YX



- First Floor Flat
- Fabulous city location
- Gas fired heating
- One Double Bedroom
- Close to Hove Railway Station
- Luxury Kitchen with appliances
- Share of Freehold
- Beautifully Renovated Throughout
- New Homes Warranty

## Entrance Hall

Communal entrance with stairs to first floor. Door to property, storage cupboard. Access to all principal rooms.

## Open Plan Kitchen / Living Room

13'5" x 14'11" (4.11m x 4.57m)

A bright and stylish open-plan living space with attractive bay window to the front with double glazed windows and shutters. The contemporary kitchen is fitted with a range of modern units complemented by porcelain worktops and splashbacks, Bosch integrated oven, induction hob, microwave,

dishwasher and quality fittings, creating an excellent entertaining space.

## Utility / Storage Room

A particularly useful walk-in storage cupboard providing excellent additional storage together with space for a washing machine and utility area.

## Bedroom

11'7" x 9'4" (3.55m x 2.87m )

A generous double bedroom enjoying a quiet rear aspect.

## Bathroom

6'10" x 7'3" (2.09m x 2.23m )

Beautifully appointed

contemporary bathroom comprising panelled bath with shower over, wash hand basin set within a luxury vanity unit, low level WC and quality tiling.

## Outside Space

There is a communal area with bike storage.

## Other information

Tenure: Leasehold - Share of freehold

Lease: Remainder of a 999 year lease

Service Charge: TBC

Council Tax: Band A

Local Authority: Brighton & Hove

Parking: Zone N



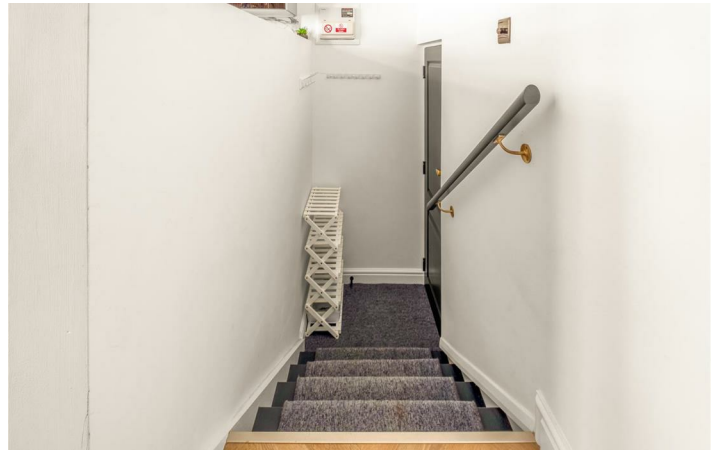
## Directions

From Hove Railway Station proceed south along Goldstone Villas before turning right into Blatchington Road. Continue ahead and turn left into Sackville Road before taking the next right into Brooker Street. The property will be found a short distance along on the left-hand side.

01273 28 68 98

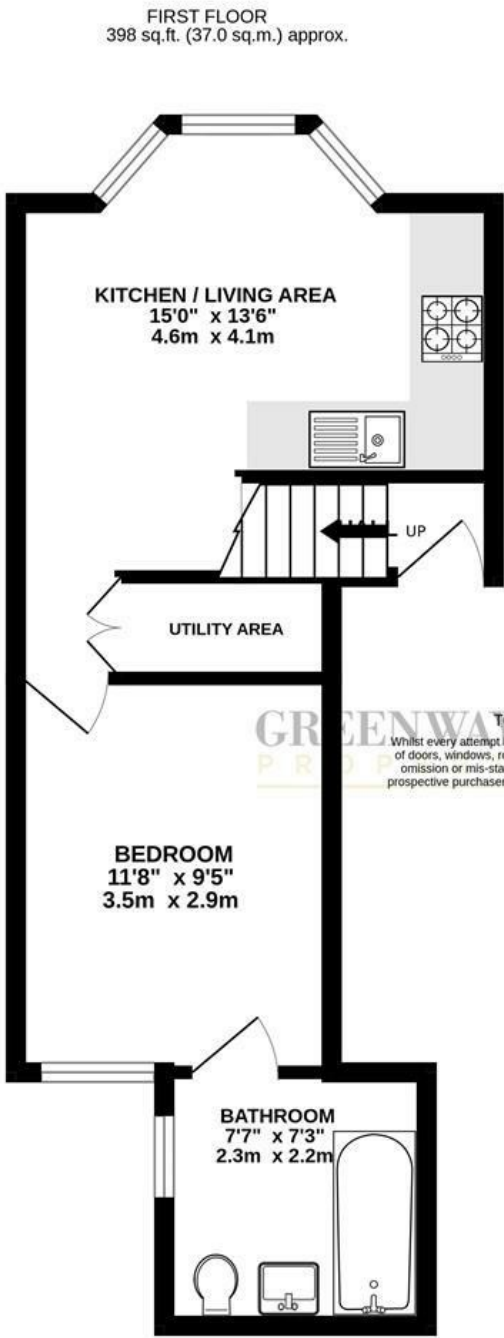


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Floor Plan



TOTAL FLOOR AREA : 398 sq.ft. (37.0 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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PLEASE NOTE:

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 errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a 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 of the property. None of the descriptions 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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 75                      | 75        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |