

## Flat 5, 6 Aymer Road Hove BN3 4GA

Asking Price: £250,000  
Leasehold

- CONVERTED PERIOD BUILDING
- ONE BEDROOM
- PRIVATE GARDEN
- SPACIOUS LIVING ROOM
- MODERN KITCHEN
- LONG LEASE
- GAS CENTRAL HEATING
- DOUBLE GLAZING

Whitlock & Heaps are delighted to present to market this one-bedroom flat forming part of the ground floor of this converted period building. Boasting a spacious living area with modern kitchen and double doors onto a private rear garden with rear access. This flat is UPVC double glazed with gas central heating.

Situated on a sought-after road with an array of shopping facilities, eateries and cafés nearby. Bus routes also operate locally making public transport throughout the city simple. The sea front is easily accessible as well as local supermarkets such as Tesco and Co-Op. Hove mainline train station is located nearby for commutes out of the city as well as the A27 slip road being a short drive away.

**ENTRANCE HALL** Storage cupboard, separate cupboard housing electrics.

**SHOWER ROOM** Comprising step in shower, fitted heated towel rail, storage cupboards with plumbing for washing machine, vanity unit, UPVC double glazed frosted window, low level w.c. Being mostly tiled.

**KITCHEN** Large sink with mixer taps and drainer, vinyl work surfaces below with matching eye level cupboards, fitted fridge, fitted freezer, fitted oven with separate hob, tiled splashback.

**LIVING ROOM** Radiator, double glazed double doors onto private garden.

**BEDROOM** UPVC double glazed frosted window, cupboard housing 'Worcester' combination gas fired boiler.

**GARDEN** East facing rear garden being patio to front with shingles to rear. Fitted storage space and gate for rear access.

#### OUTGOINGS

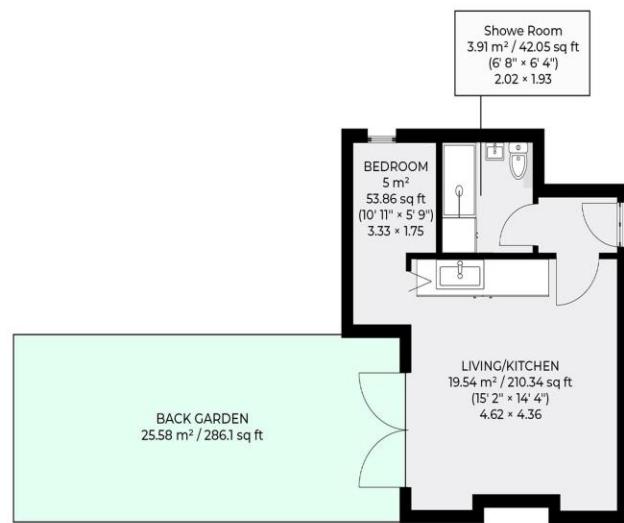
Lease: 144 years unexpired  
Service charge: £1,270 per annum  
Ground rent: £75.00 per annum  
Reserve contribution: £279.00 per annum

**Council Tax Band A (taken from [www.brighton-hove.gov.uk/council-tax](http://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.

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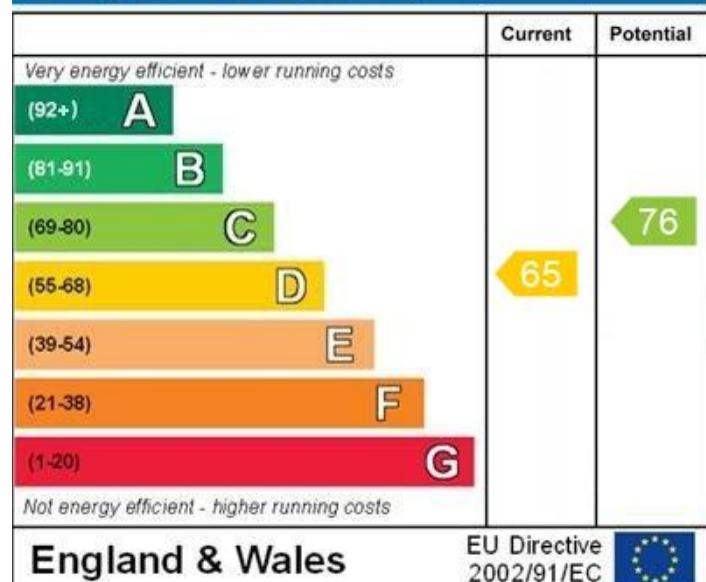
APPROXIMATE GROSS INTERNAL AREA: 30.12 sq m / 324.25 sq ft



**whitlock & heaps**

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. Measurements are approximate.

#### Energy Efficiency Rating



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