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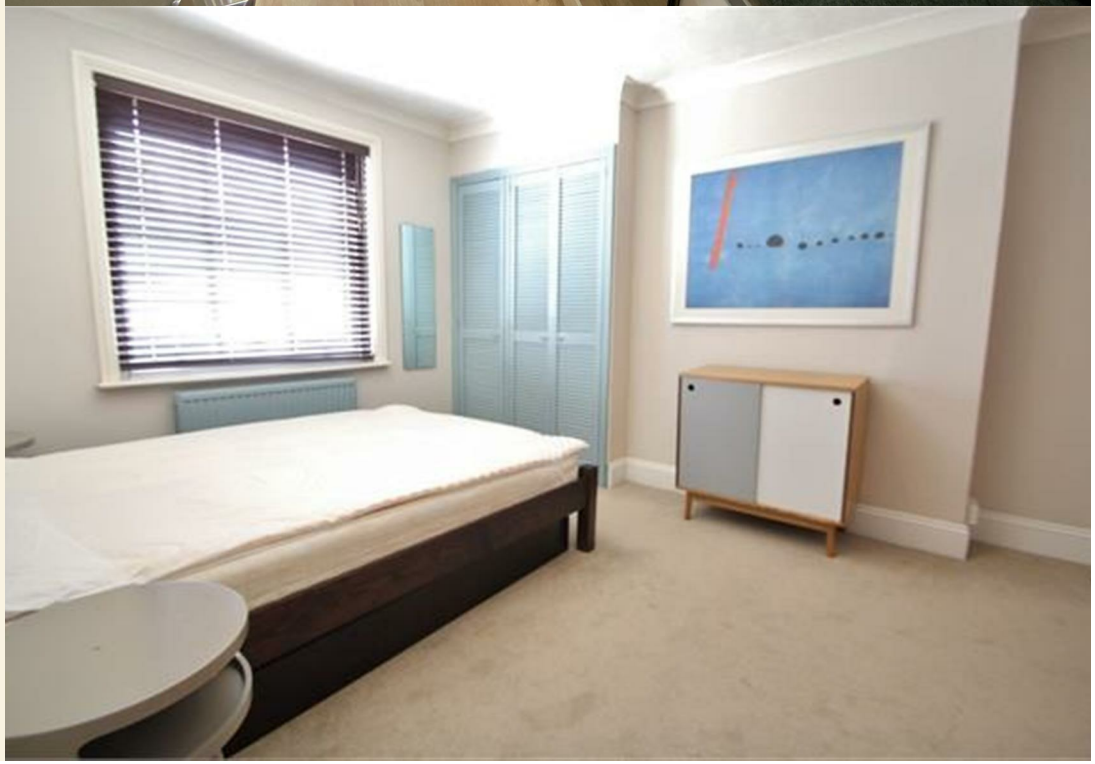
20 FARM ROAD, HOVE, BN3 1FB

LEASEHOLD £225,000

A WELL PRESENTED second floor flat in a CONVERTED PERIOD BUILDING located in this central location off WESTERN ROAD, HOVE. The accommodation comprises entrance hall, WEST ASPECT LOUNGE, SEPARATE KITCHEN, DOUBLE BEDROOM MODERN BATHROOM, GFH, EPC C.

- WELL PRESENTED
- SECOND FLOOR FLAT
- CENTRAL LOCATION
- WEST ASPECT LOUNGE
- SEPARATE KITCHEN
- DOUBLE BEDROOM
- MODERN BATHROOM
- GAS FIRED HEATING
- VIDEO TOUR AND FLOORPLAN



SECOND FLOOR

ENTRANCE HALL
Ceiling coving, ceiling coving, radiator.

LOUNGE
Sash window, radiator.

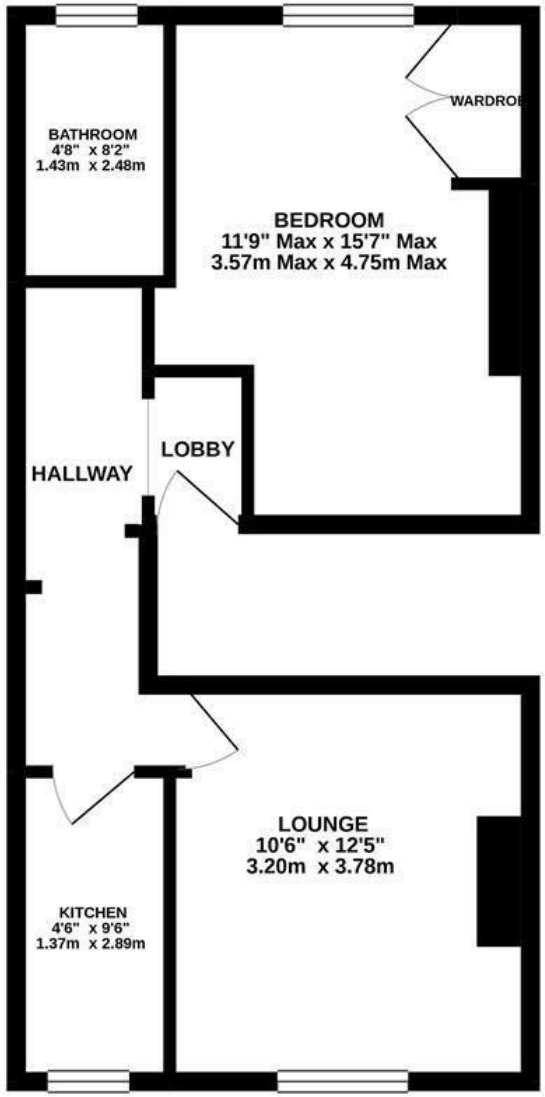
KITCHEN
Fitted with a range of eye level wall cupboards and base cupboard and drawer units, worktops with tiled surround, stainless steel single bowl single drainer sink unit with mixer tap, electric oven oven, gas hob with extractor fan over, plumbed space for washing machine, space for further appliance, ceiling coving, laminated wooden flooring, sash window.

BATHROOM
Fitted with white suite comprising panelled bath with mixer tap and shower attachment, screen to side, pedestal wash hand basin, low level WC,

BEDROOM
West aspect sash window, fitted wardrobe, radiator.

ADDITIONAL INFORMATION
Lease - New 125 year lease
Maintenance - £876 p.a.
Ground Rent - Peppercorn
Council Tax Band - A - £1,719.63

SECOND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 445 sq.ft. (41.3 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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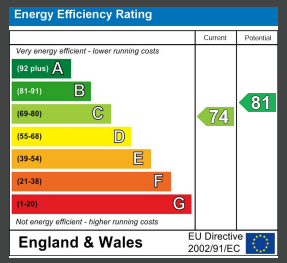
ENERGY PERFORMANCE CERTIFICATE (EPC)



Council Tax Band: A
Maintenance: n/a
Lease Length: n/a
Ground Rent: n/a

Tel: 01273 323000
Email: sales@brices.co.uk
www.brices.co.uk

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