



A STYLISH AND BEAUTIFULLY PRESENTED one bedroom flat in a CONVERTED GRADE I LISTED BUILDING on HOVE'S FINEST SEAFRONT SQUARE. The accommodation comprises entrance hall, SOUTH ASPECT OPEN PLAN LOUNGE/KITCHEN, FITTED KITCHEN AREA, SHOWER ROOM, GCH, SHARE OF FREEHOLD, EPC C.

- BEAUTIFUL AND STYLISHLY PRESENTED
- CONVERTED GRADE I LISTED BUILDING
- HOVE'S FINEST SEAFRONT TERRACE
- SOUTH ASPECT LOUNGE/KITCHEN
- FITTED KITCHEN AREA
- ONE BEDROOM
- SHOWER ROOM
- REAR PATIO/GARDEN
- OWN STREET ENTRANCE





## LOWER GROUND FLOOR

### ENTRANCE HALL

Wardrobe with plumbed space for washing machine, cupboard housing electric meter, wooden flooring, borrowed light window, radiator.

### OPEN PLAN LOUNGE/KITCHEN

Two South aspect sash windows, feature fireplace with wooden mantle, tiled, cast iron inset, stone hearth, two radiators.

### KITCHEN AREA

Modern fitted kitchen comprising a range of eye level wall cupboards base upboards and drawer units, wood block worktops, inset stainless steel sink unit with mixer tap, electric oven, gas hob with stainless steel extractor hood over, dishwasher, fridge, freezer.

### BEDROOM

Multi glass pane door with windows over and to side to PATIO/GARDEN, cupboard housing boiler, walk-in wardrobe, wooden flooring, radiator.

### SHOWER ROOM

Fitted with white suite comprising tiled shower cubicle with fixed and flexible hose shower heads, wash hand basin with mixer tap and drawer under, fitted mirror over, low level close couple WC, tiled walls, tiled floor, ladder style heated towel rail, extractor fan, frosted glass window.

### PATIO/GARDEN

Accessed from BEDROOM.

### ADDITIONAL INFORMATION

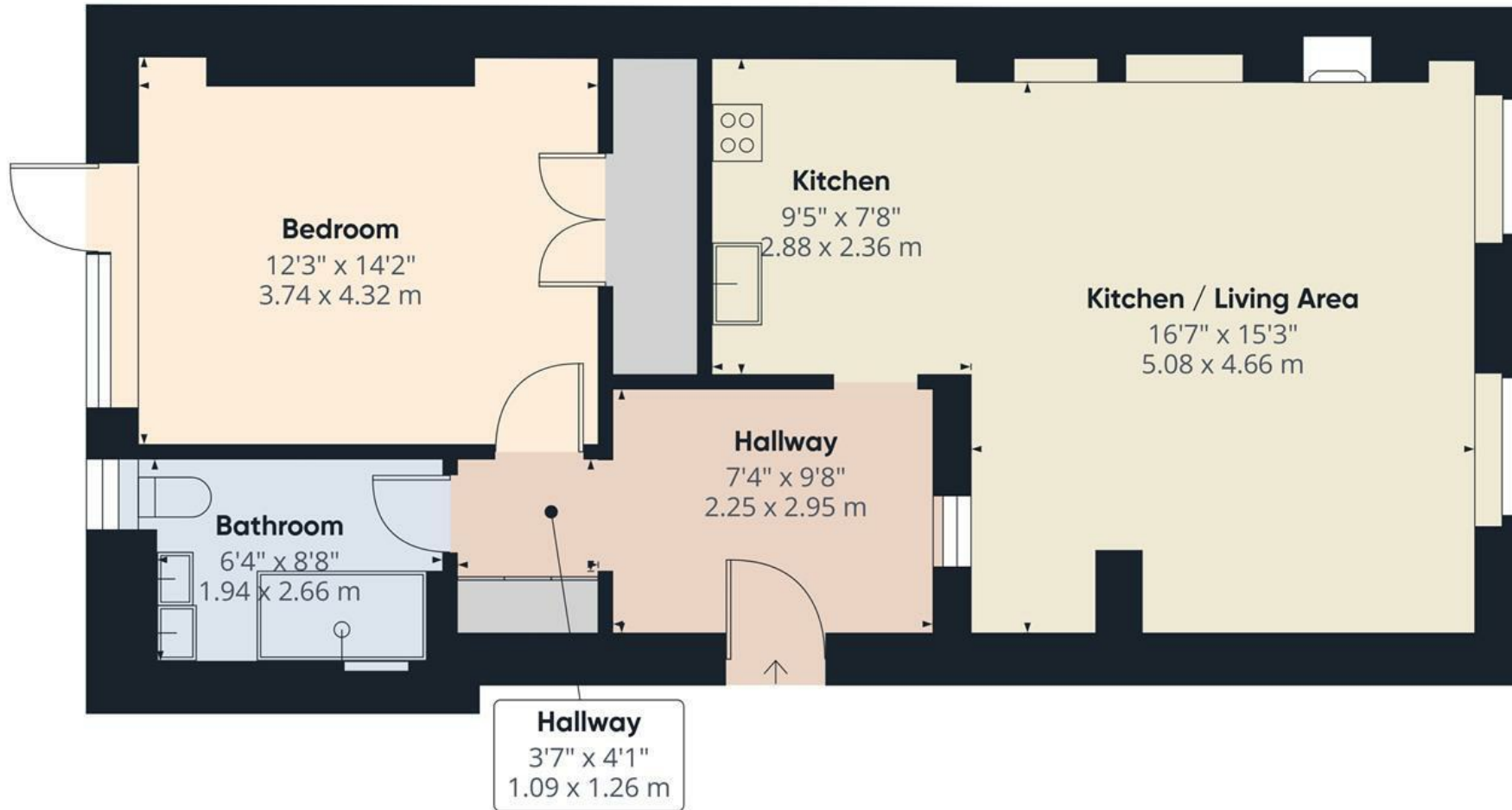
Lease - Leasehold with Share of Freehold

Maintenance - £1,400 approximately per annum

Ground Rent - £0

Council Tax Band B - £1,910.06





**Approximate total area<sup>(1)</sup>**  
 686 ft<sup>2</sup>  
 63.8 m<sup>2</sup>

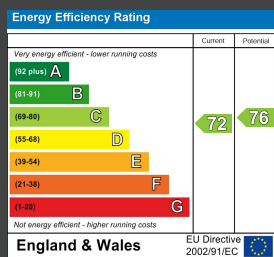
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## ENERGY PERFORMANCE CERTIFICATE (EPC)



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