



7-9 CHURCH ROAD, HOVE, BN3 2HA

SHARE OF FREEHOLD £600,000

A second floor MANSION FLAT situated in this CONVERTED GRADE II LISTED BUILDING opposite PALMEIRA SQUARE. The accommodation comprises SOUTH ASPECT LOUNGE/DINING ROOM, FITTED KITCHEN, TWO DOUBLE BEDROOMS, BATHROOM, VIEWS TO THE SEA, PASSENGER LIFT, GCH, EPC D.

- SPACIOUS MANSION FLAT - 129 SQUARE METERS
- CONVERTED GRADE II LISTED BUILDING
- HIGHLY SOUGHT AFTER LOCATION
- SOUTH ASPECT LOUNGE/DINING ROOM
- SOUTH ASPECT FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM
- MANY PERIOD FEATURES
- PASSENGER LIFT
- SHARE OF FREEHOLD





SECOND FLOOR

ENTRANCE HALL

Three East aspect sash windows, ceiling coving, picture rail, radiator.

HALLWAY

East aspect leaded light window, ceiling coving, recessed downlighting, picture rail, STUDY AREA, radiator.

LOUNGE/DINING ROOM

Double aspect, three South aspect sash windows to the bay with views to the sea, further East aspect sash window, ceiling coving, picture rail, dado rail, feature fireplace with marble mantle, ornate cast iron inset and slate hearth, two wall light points, three radiators.

KITCHEN

Fitted with a range of eye level wall units and base cupboard and drawer units, work tops with breakfast bar, tiled surround, one and quarter bowl single drainer sink unit with mixer tap, electric oven and hob, extractor fan over, plumbed space for a washing machine and tumble dryer, South aspect sash window with vies to the sea.

BEDROOM 1

West aspect sash window, ceiling coving, picture rail, fitted wardrobe, radiator.

BEDROOM 2

Two South aspect sash windows with views to the sea, ceiling coving, picture rail, two fitted cupboards, walk in store room measuring 8'1" by 4'8". radiator.

BATHROOM

Fitted with white suite comprising panel bath with mixer tap and shower attachment, pedestal wash basin, low level close coupled WC, part tiled walls, radiator, three frosted glass sash windows.

ADDITIONAL INFORMATION

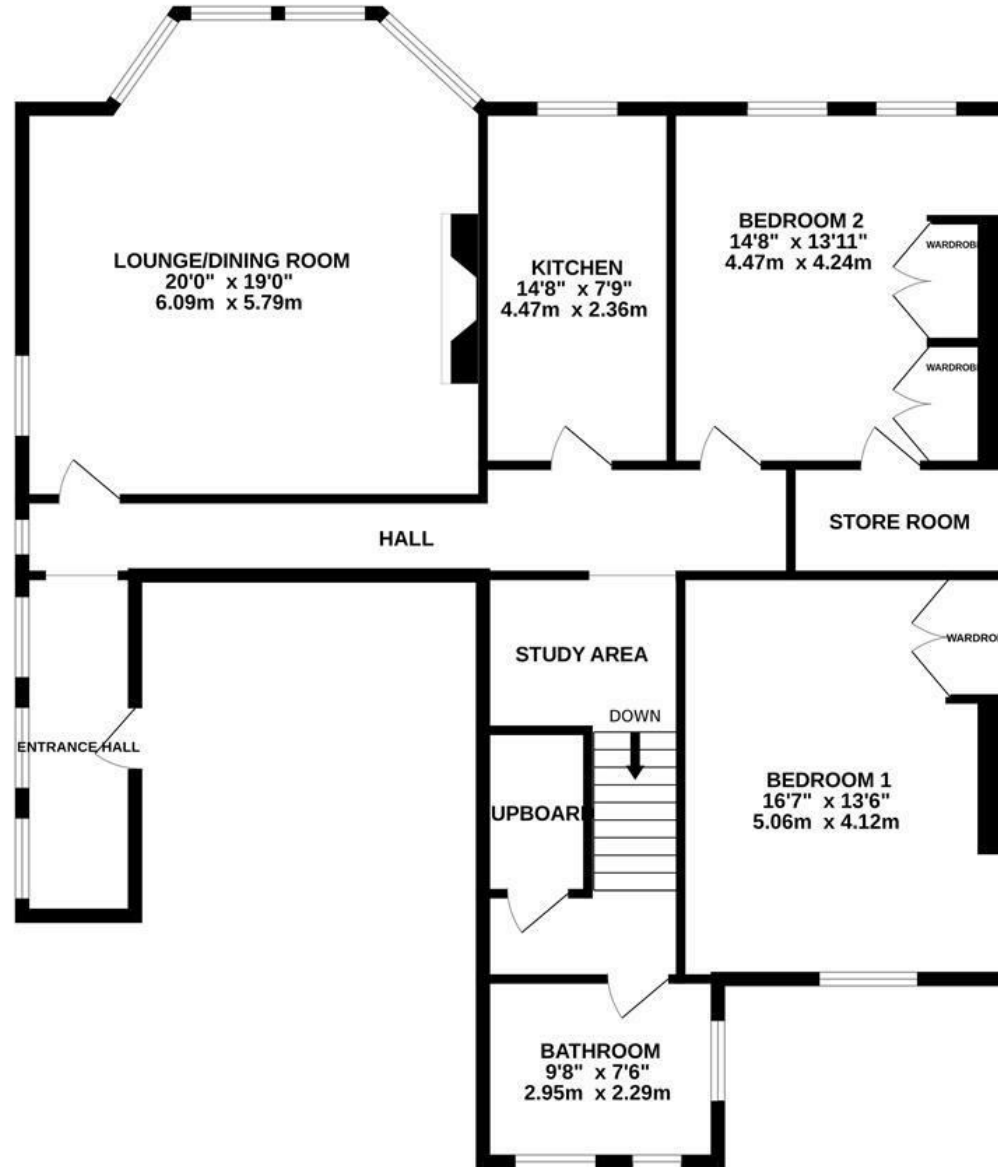
Lease - 999 years from 1/12/2018 - Share of Freehold

Maintenance - £2,250 approximately

Ground Rent - £0

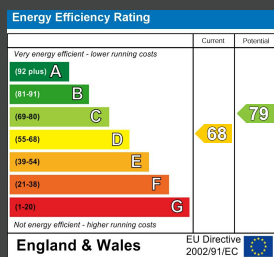
Council Tax Band D - £2,579.44

SECOND FLOOR





ENERGY PERFORMANCE CERTIFICATE (EPC)



DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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