



12a Wordsworth Street

Hove BN3 5BG

Guide Price £300,000 - £325,000
Leasehold

- ONE DOUBLE BEDROOM
- SOUTH FACING REAR GARDEN
- SEPARATE KITCHEN
- SOUGHT AFTER POETS CORNER

- CLOSE TO AMENITIES
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- MODERN SHOWER ROOM

Whitlock & Heaps are delighted to present to market this one double bedroom flat forming the lower ground floor of this converted Victorian building. Benefitting from a good size living room with direct access to garden, separate kitchen and modern shower room.

Situated in this convenient location within a few minutes' walk of Hove mainline station, George Street shopping thoroughfare and Church Road with its array of bars and restaurants. Hove seafront is within easy reach and bus services run close by offering access into the City Centre.

ENTRANCE HALL Cupboard housing electrics and gas meter. Radiator.

KITCHEN Incorporating stainless steel bowl sink with mixer taps and drainer, adjacent vinyl worksurfaces with four ring gas hob, fitted oven, space for washing machine and space for fridge freezer. Array of cupboards throughout room. UPVC double glazed window to side garden.

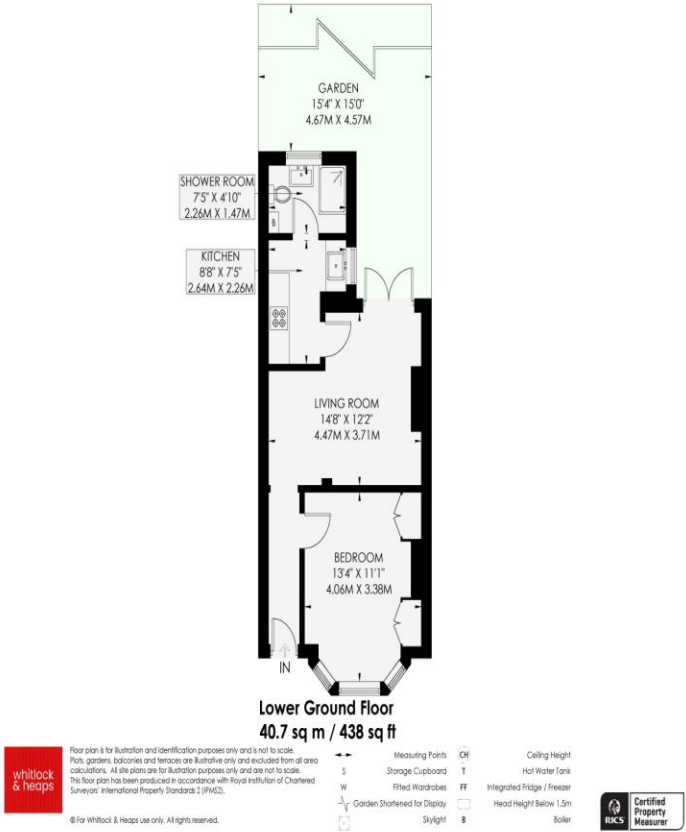
LIVING ROOM Ladder style radiator, UPVC double doors onto garden, radiator.

SHOWER ROOM Comprising step in shower cubicle being tiled throughout. Cupboard housing Baxi combination boiler, wash hand basin, low level w.c., UPVC double glazed frosted window overlooking garden, extra, fitted heated towel rail.

BEDROOM Fitted wardrobes, UPVC double glazed window overlooking front, radiator.

OUTSIDE
GARDEN South facing garden being decked throughout with walled surroundings with trellis.

OUTGOINGS Leasehold with approx. 144 years remaining.
Buildings insurance £150 per annum
Maintenance on an ad-hoc basis



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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