21 Cranley Court, Aldrington Close

Hove BN3 5UA

Asking Price Of £300,000

- TOP FLOOR APARTMENT
- STUNNING SOUTH/WEST FACING LIVING ROOM
- KITCHEN
- SPACIOUS ENTRANCE HALL
- TWO DOUBLE BEDROOMS
- BATHROOM
- SHARE OF FREEHOLD
- CONSTANT HOT WATER AND HEATING

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An exceptionally well appointed second floor apartment, offering an elegant blend of space and light. The property features two generously proportioned double bedrooms, a bathroom, and a separate kitchen.

The principal reception space is a truly outstanding south/westerly facing living/dining room, bathed in natural light and providing a wonderfully inviting setting for both relaxation and entertaining.

Additional advantages include communal heating and hot water, a notably spacious entrance hall, and access to attractive, well-tended communal gardens alongside residents' parking.

Offered with a share of freehold, this superb residence occupies a highly sought-after position, just a short stroll from the vibrant Hove seafront and conveniently close to Portslade mainline station, ensuring excellent connectivity.

ENTRANCE HALL Spacious entrance hall with range of fitted cupboards.

KITCHEN Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboard and drawer under, matching eye level wall cupboards, inset four ring gas hob with extractor over, eye level double oven, appliance space, tiled splashback, UPVC double glazed window.

LIVING/DINING ROOM A truly delightful room being of a south/westerly aspect. Gas fire with mantle over, range of fitted shelves and cupboards, two radiators.

BEDROOM 1 South facing, fitted wardrobes, radiator.

BEDROOM 2 Range of fitted wardrobes, cupboards, radiator.

BATHROOM Comprising panelled bath with 'Triton' shower over, pedestal wash hand basin, low level w.c, heated towel rail, part tiled walls.

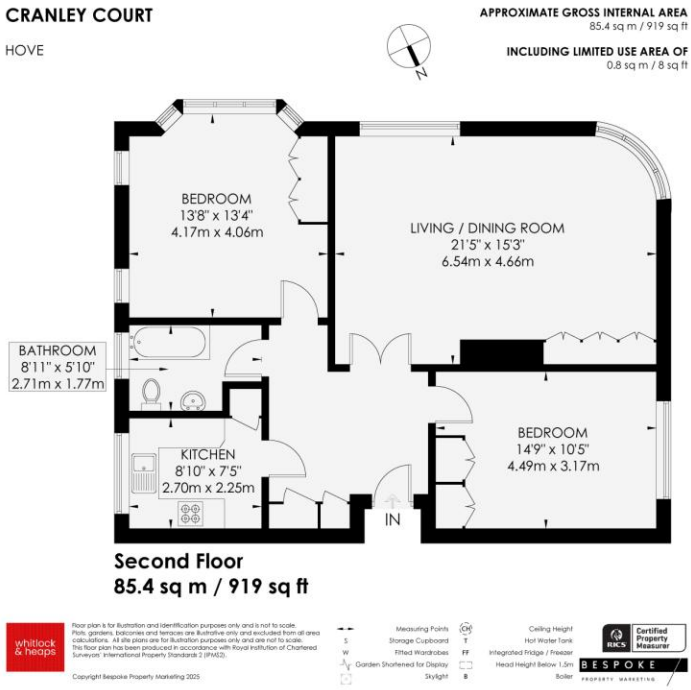
OUTSIDE COMMUNAL PARKING AND GARDEN

OUTGOINGS SHARE OF FREEHOLD

LEASE Remainder of 999-year lease.

Maintenance £1,758.86
Reserve Fund Payment £978.26
Building Insurance £286.06
Hot Water and Heating £1,565.21

Council Tax Band B (taken from the government website, 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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