

68 The Mount, Court Farm Road

Hove BN3 7QR

Asking Price Of £280,000

- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- KITCHEN
- LIVING/DINING ROOM
- COMMUNAL GARDEN
- NO ONWARD CHAIN
- UPVC DOUBLE GLAZED WINDOWS

A delightful ground floor apartment forming part of a well maintained purpose built block, offering a comfortable and versatile layout. The property comprises two generously sized double bedrooms, a modern shower room, a fully fitted kitchen, and a spacious living room that provides direct access to the communal gardens, perfect for relaxing or entertaining.

Presented in good decorative order, the flat benefits from ample natural light, practical storage solutions, and a layout that maximizes space and functionality. Situated in a convenient location, it offers easy access to local amenities, transport links, and recreational facilities, making it ideal for professionals, couples, or small families.

Offered with no onward chain, this property represents an excellent opportunity for first-time buyers or investors seeking a ready to move in home in a sought after area.

ENTRANCE HALL

Radiator.

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

LIVING/DINING ROOM Radiator, UPVC double glazed French doors to communal garden.

BEDROOM 1 Fitted cupboard, UPVC double glazed window, radiator.

BEDROOM 2 UPVC double glazed window, radiator.

SHOWER ROOM Comprising walk in shower, pedestal wash hand basin, low level w.c, heated ladder style towel rail, tiled floor, part tiled walls, UPVC double glazed window.

OUTSIDE

COMMUNAL GARDENS

OUTGOINGS

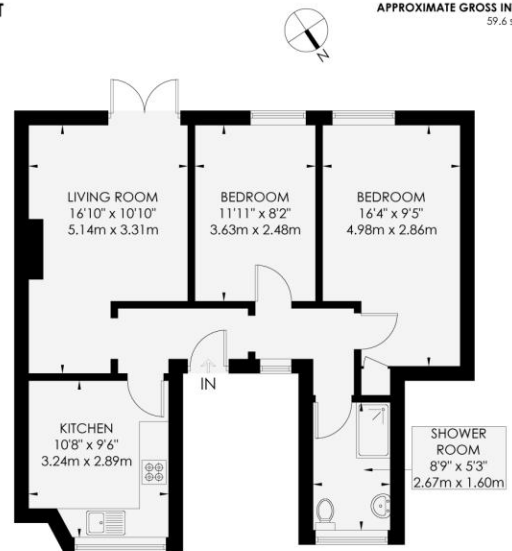
LEASE To be advised

MAINTENANCE £916.22 per half year to include the reserve fund payment and ground rent.

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.

THE MOUNT
HANGLETON

APPROXIMATE GROSS INTERNAL AREA
59.6 sq m / 641 sq ft



Ground Floor
59.6 sq m / 641 sq ft

whitlock & heaps

Floor plan is for illustration and identification purposes only and is not to scale. Photo, graphics, fixtures and fittings are illustrative only and excluded from all areas. Sub-soilings. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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Measuring Points
S Storage Cupboard
W Fitted Wardrobes
G Garden Showered for Display
Skylight

Measuring Points
T Storage Cupboard
FF Fitted Wardrobes
Skylight

Ceiling Height
Hot Water Tank
Integrated Bridge / Freestanding
Head Height Below 1.5m
Soleil

Certified Property Measurer
IPMS2

BESPOKE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

65 Sackville Road, Hove BN3 3WE
sales@whitlockandheaps.co.uk
01273 778577



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