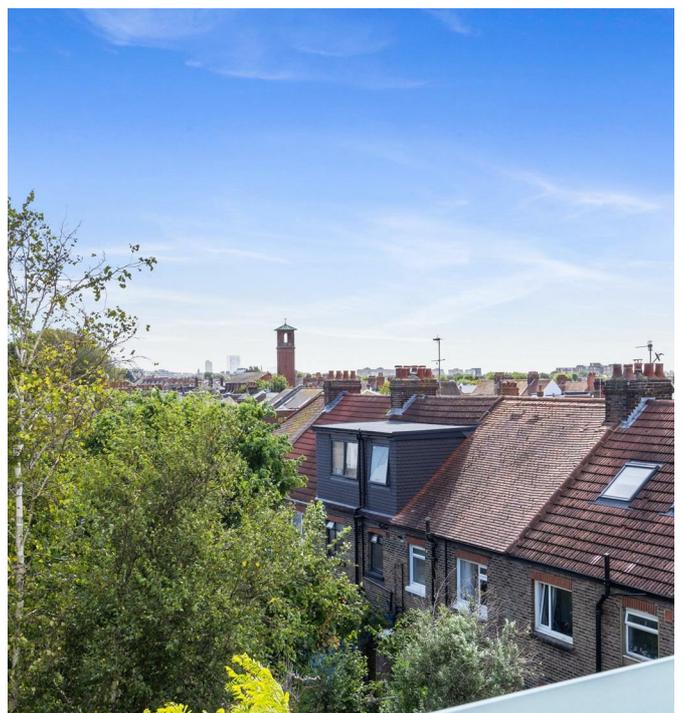




Stoneham Road  
Hove

HEALY  
& NEWSOM

EST. 1990





# Stoneham Road, Hove, BN3 5HH

£300,000

Tucked away in a quiet corner of Hove, close to Stoneham Park, this top (2nd floor) flat is available with no chain! The flat itself is in a tidy, modern block which benefits from an accessible roof terrace to admire the view!

Entering the property, you have a good-sized hallway with storage cupboard, two bedrooms (one with built in storage), compact bathroom with shower over bath and modern fittings. The open plan kitchen / living room is the hub of the flat and provides bright and spacious living space. The kitchen has plenty of storage in gloss units, a built-in oven, dishwasher, and large fridge/freezer, the large lounge area with wooden style flooring leads onto the good size, south facing, private balcony – with high opaque glass panels for total privacy. The property has gas central heating.

The flat is currently a buy to let investment and offered with no chain.

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## Location

Stoneham Road is next to Stoneham Park, just north of Portland Road, a convenient location for local schools and an abundance of amenities. In addition, Wish Park, Davis Park, Hove Lagoon and the seafront are located just to the south and to the east is Church Road being Hove's main thoroughfare. Transport links are very good from this location with a regular bus service operating near-by as well as Aldrington Station and Hove main line Station being approximately 0.8 miles in distance for those needing to commute.

## Additional information

Leasehold with 114 years remaining

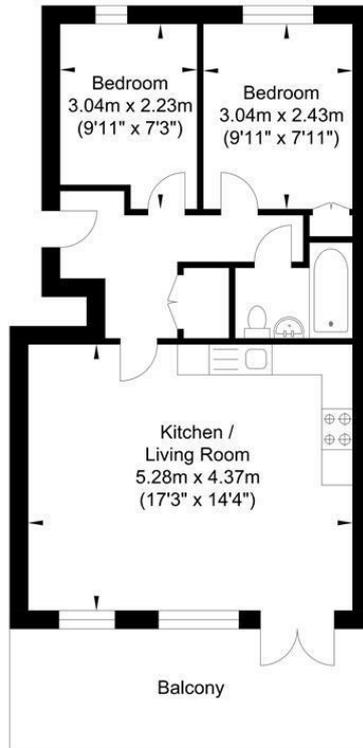
Service charge - £1143.70 per annum

Current ground rent- £175 per annum

Council tax band - C

Parking zone - R

# Stoneham Road



Second Floor  
Approximate Floor Area  
509.45 sq ft  
(47.33 sq m)

Approximate Gross Internal Area = 47.33 sq m / 509.45 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



#### VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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