



21 Blenheim Court, New Church Road Hove BN3 4AJ

Asking Price Of £299,950
Leasehold

- TWO BEDROOMS
- SEPARATE KITCHEN
- SOUTH FACING LIVING ROOM
- NEW LEASE UPON COMPLETION OF SALE
- SOUGHT AFTER ROAD
- GARAGE
- SOUTH FACING BALCONY
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this two-bedroom flat forming part of the second floor of this purpose-built block in this sought after road. Boasting a good size living room and master bedroom as well as a separate kitchen with south facing garden. Benefitting from a garage located to the rear of the development and a new lease upon completion of sale.

Bus routes operate locally making public transport throughout the city simple. You are in the catchment area for numerous schools and close to Church Road, George Street and Portland Road with their vast array of shopping facilities, eateries and cafés. Hove mainline train station is a short distance as is the seafront. The property is brought to market with no onward chain.

ENTRANCE HALL Radiator, cupboard housing gas meter and separate storage cupboards.

KITCHEN Incorporating stainless steel bowl sink with mixer tap and drainer with tiled splashback. Vinyl work surfaces below with matching eye level cupboards. Four ring gas hob with oven below and extractor above. Space for washing machine and fridge.

LIVING ROOM Radiators, windows to front and door to South facing balcony.

BEDROOM Radiator, south facing window to front.

BEDROOM Radiator, window to rear.

BATHROOM Comprising panelled bath with shower over. Vanity wash hand basin, extractor.

OUTSIDE South facing balcony

GARAGE Garage number 10 located to the rear of the block.

OUTGOINGS

New 99-year lease upon completion.
Service charge £11,384, falling to £2,890.

BLENHEIM COURT

HOVE

APPROXIMATE GROSS INTERNAL AREA
65.7 sq m / 707 sq ft



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Floor plan is for illustration and identification purposes only and is not to scale. Photo, garden, balconies and terraces are illustrative only and excluded from all area calculations. 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 Standard 2 (IPMS2).

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Measuring Points: S, W, G, IN, T, FF, B

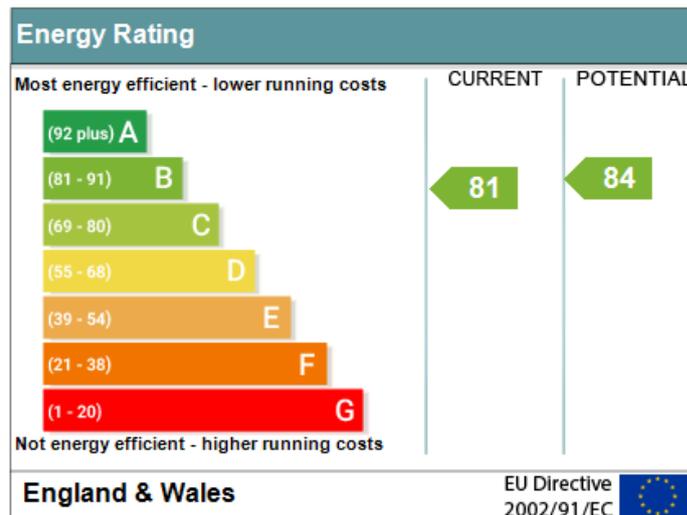
Storage Cupboard, Fitted Wardrobes, Garden Shortened for Display, Skylight

Ceiling Height, Hot Water Tank, Integrated Fridge / Freezer, Head Height Below 1.5m, Boiler

Certified Property Measurer

BESPOKE PROPERTY MARKETING

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