

Flat 22, Cranley Court, Aldrington Close, Hove BN3 5UA

Asking Price £225,000

- DOUBLE BEDROOM
- SHOWER ROOM
- KITCHEN
- LIVING/DINING ROOM
- COMMUNAL HEATING AND HOT WATER
- UNALLOCATED PARKING
- UPVC DOUBLE GLAZED WINDOWS
- NO ONWARD CHAIN

Forming the second floor of this desirable purpose-built block, this one-bedroom apartment offers well-proportioned accommodation with a double bedroom, shower room, living room, and a kitchen overlooking neighbouring gardens.

The property is offered with no onward chain and benefits from communal hot water and heating, along with unallocated parking.

Situated in a highly sought-after location off New Church Road, the apartment is just a few minutes' walk from Hove seafront. Portslade mainline station is within easy reach, and nearby bus services provide convenient access into Brighton city centre.

ENTRANCE HALL Range of fitted cupboards.

KITCHEN Incorporating stainless steel sink with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, four ring gas hob with concealed extractor over, oven, space for fridge and washing machine, UPVC double glazed window, tiled splashback.

LIVING/DINING ROOM Electric fire, UPVC double glazed window, radiator.

BEDROOM Fitted cupboard, UPVC double glazed window, radiator.

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

OUTSIDE

Parking, unallocated.

OUTGOINGS

SHARE OF FREEHOLD

SERVICE CHARGE £535.11 per half year.

HOT WATER AND HEATING £497.53 per half year

RESERVE FUND £282.61 per half year

GROUND RENT £22.50 per half year

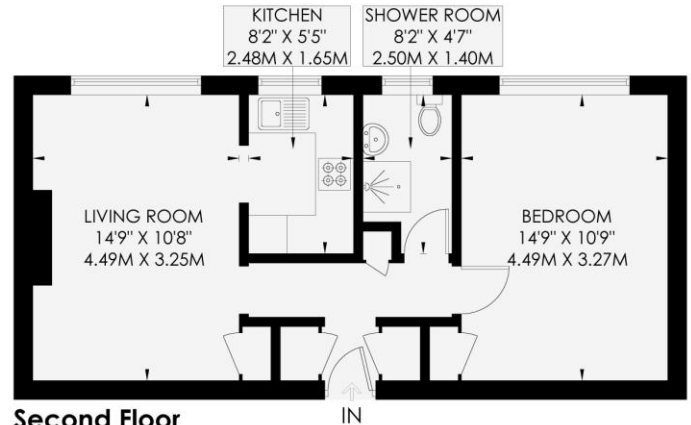
Council Tax Band B as sourced from the Brighton and Hove council website. Please note we cannot be held responsible for this information and would recommend you complete your own checks.

CRANLEY COURT

HOVE



APPROXIMATE GROSS INTERNAL AREA
45.6 sq m / 490 sq ft
INCLUDING LIMITED USE AREA OF
0.6 sq m / 6 sq ft



Second Floor
45.6 sq m / 490 sq ft

whitlock & heaps Floor plan is for illustration and identification purposes only and is not to scale. Pools, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All other plans are for illustration purposes only and are not to scale. The floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPIS2).
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Measuring Points Storage Cupboard T
W Fitted Worktops FF
Garden Shortened for Display Skylight S
Ceiling Height Hot Water Tank
Integrated Fridge / Freezer Head Height Below 1.5m Boiler

RICS Certified Property Measurer
BESPOKE PROPERTY MARKETING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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