



Located in the sought after Poets Corner area of Hove, this spacious period flat on Montgomery Street spanning an efficient 333 square feet is ideal for first time buyers or investors.

The flat comprises a spacious South aspect studio room, separate kitchen, bathroom and a communal Patio/Garden.

With its prime location, this flat is just a short stroll from the beautiful seafront, local shops, and a variety of cafes and restaurants. Whether you are looking to embrace the coastal lifestyle or simply enjoy the convenience of city living, this property is an excellent choice.

In summary, this charming flat on Montgomery Street presents a wonderful opportunity for those looking to settle in a lively and picturesque part of Hove. Don't miss the chance to make this delightful space your new home.

- VIRTUAL REALITY TOUR AND FLOOR PLAN
- FIRST FLOOR FLAT
- CONVERTED PERIOD BUILDING
- SOUGHT AFTER POETS CORNER
- SOUTH ASPECT STUDIO ROOM
- SEPARATE KITCHEN
- BATHROOM
- COMMUNAL PATIO/GARDEN
- 31 SQUARE METERS
- NO ON GOING CHAIN





FIRST FLOOR

ENTRANCE HALL

Shelf with cupboard under housing electric meter and RCD.

STUDIO ROOM

Three South aspect sash windows to bay, entry phone system, wall mounted electric heater, door to:

KITCHEN

Fitted with a range of eye level cupboards and base cupboard and drawer units, worktops with tiled surround, stainless steel one and a quarter bowl single drainer sink unit with mixer tap, electric oven, electric hob, plumbed space for washing machine, space for further appliance, ceiling spotlights, sash window, door to:

LOBBY

Cupboard with slatted shelving housing water cylinder, door to:

BATHROOM

Fitted with white suite comprising wooden panelled bath with wall mounted electric 'Triton' shower, screen to side, wash hand basin, low level close coupled WC, ladder style heated towel rail, high level frosted glass borrowed light windows.

EXTERNAL

COMMUNAL PATIO/GARDEN

Paved with steps rising to lawned area with borders.

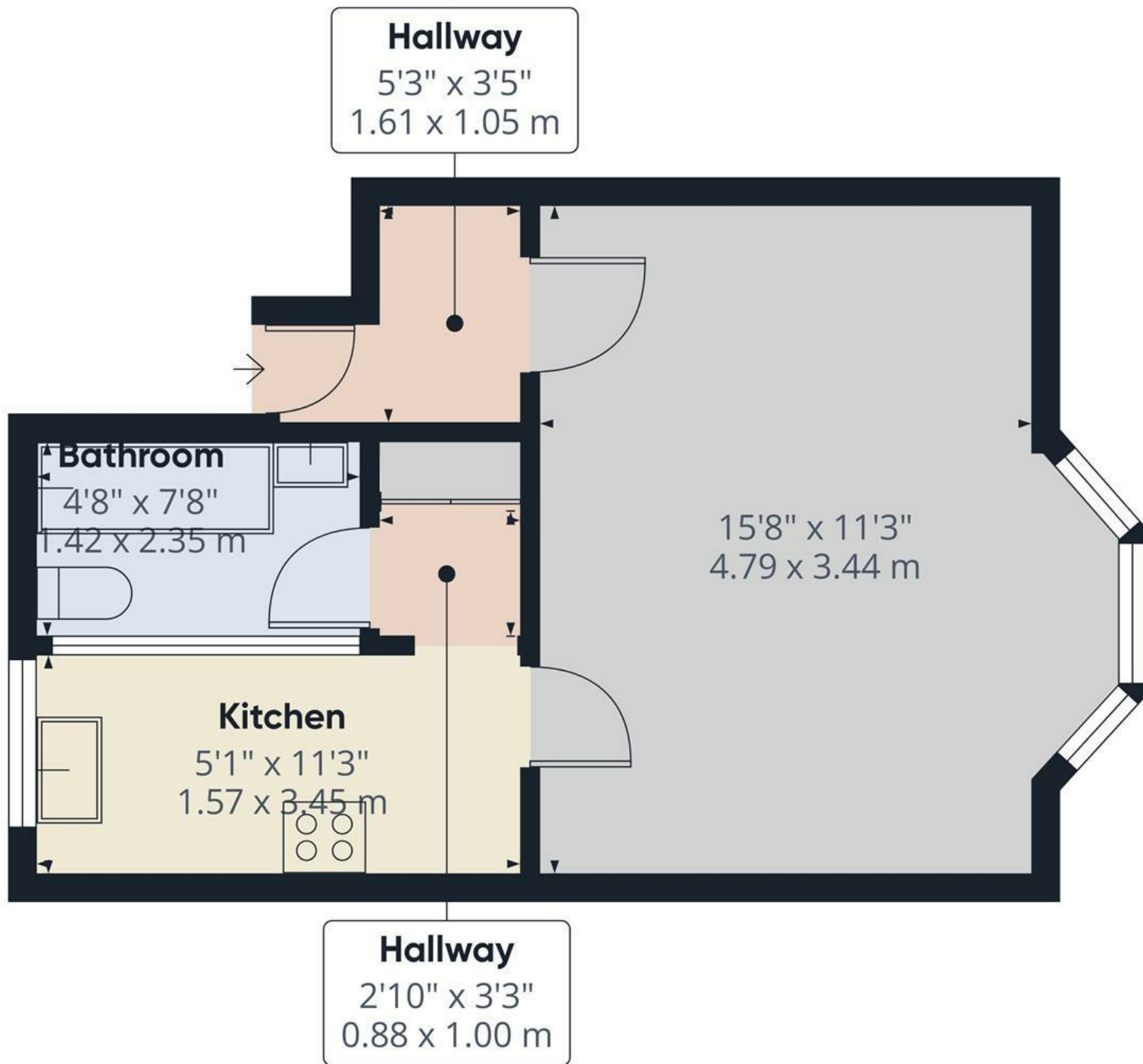
ADDITIONAL INFORMATION

Lease Length - 81 - Lease to be extended with sale

Maintenance - Varies from £100+ per month

Ground Rent - £38

Council Tax Band A - £1,719.63



Approximate total area^m

325 ft²

30.1 m²

(1) Excluding balconies and terraces

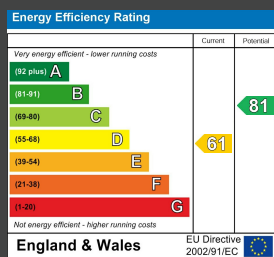
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





ENERGY PERFORMANCE CERTIFICATE (EPC)



DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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