



14 Sussex Court, Eaton Road

Hove BN3 3AS

Asking Price Of £450,000

- SOUTHERLY ASPECT
- THREE DOUBLE BEDROOMS
- SHOWER ROOM
- CLOAKROOM

- KITCHEN
- LIVING/DINING ROOM
- DESIRABLE LOCATION
- DOUBLE GLAZED WINDOWS

Whitlock and Heaps are pleased to bring to market the first floor apartment forming part of this desirable purpose built block that is situated in this desirable and convenient location offering spacious three double bedroom accommodation with a wonderful south facing living/dining room and modern shower room. There is a good size kitchen and is being sold with a share in the freehold and no onward chain. Hove mainline station and seafront are within a short walk along with an abundance of eateries, cafes and shopping facilities.

Council Tax Band D (taken from 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.

ENTRANCE HALL Three fitted cupboards, radiator.

LIVING/DINING ROOM Double aspect with double glazed windows, two radiators.

KITCHEN Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, four ring gas hob with extractor over, electric oven, appliance space, double glazed window, tiled splashback, radiator, serving hatch.

CLOAKROOM Comprising low level w.c, wash hand basin with two drawers under, tiled floor.

BEDROOM 1 Fitted double wardrobe, double glazed window, radiator.

BEDROOM 2 Fitted wardrobe, double glazed window, radiator.

BEDROOM 3 Double glazed window, radiator.

SHOWER ROOM Modern white suite comprising walk in shower, wash hand basin with drawers under, low level w.c, tiled walls and floor, heated ladder style towel rail.

OUTSIDE Communal patio and lawn.

OUTGOINGS

SHARE OF FREEHOLD

LEASE: 244 years remaining

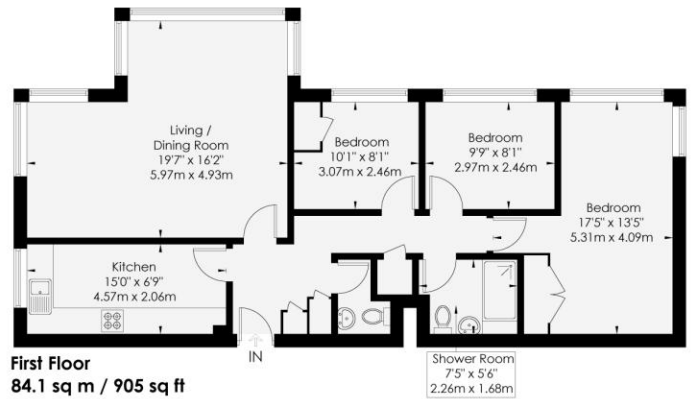
MAINTENANCE: £1,435.66 per half year including reserve.

SUSSEX COURT

HOVE



APPROXIMATE GROSS INTERNAL AREA
84.1 sq m / 905 sq ft
INCLUDING LIMITED USE AREA OF
1.5 sq m / 20 sq ft



whitlock & heaps Floor plan is for illustration and identification purposes only and is not to scale. Plans, sections and elevations are illustrative only and excluded from all area calculations. All the 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 (RICS). Copyright Bespoke Property Marketing 2023.

- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display
- Daylight
- Ceiling Height
- Hot Water Tank
- Integrated Fridge / Freezer
- Head Height Below 1.5m
- Boiler

BESPOKE PROPERTY MARKETING

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

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