



# 104 Livingstone Road

Hove BN3 3WL

Guide Price £400,000 - £425,000

- PRESENTED IN EXCELLENT ORDER
- TWO DOUBLE BEDROOMS
- BATHROOM
- LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- SOUTH FACING GARDEN
- SHARE OF FREEHOLD
- NO ONWARD CHAIN

Guide Price: £400,000 - £425,000. A well presented two bedroom maisonette, benefiting from its own private street entrance and arranged over the ground and first floors, bright and spacious accommodation offering wonderful sense of space and independence.

To the ground floor there is a separate living room while the kitchen enjoys a pleasant outlook over the gardens being neutrally fitted and with space for a table and chairs.

Upstairs, the first floor accommodation comprises two bedrooms, complemented by a well appointed and separate bathroom.

A particular highlight of the property is the superb south facing roof terrace and garden, an enviable feature that affords a delightful setting for al fresco dining, relaxation, and entertaining, all while enjoying a favourable aspect.

The property further benefits from ownership of the loft space, offering exciting potential for future conversion subject to the necessary consents, as well as a share of freehold. Maintenance is managed on an ad hoc basis, and the absence of an onward chain ensures a straightforward and appealing purchasing opportunity.

Ideally situated within easy walking distance of Hove mainline station, the seafront, and an excellent selection of local shops, cafes, and eateries, this home combines coastal charm with everyday convenience in a highly desirable location.

## PRIVATE STREET ENTRANCE

**ENTRANCE HALL** Radiator, stairs to first floor.

**KITCHEN/BREAKFAST ROOM** South facing and incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards. Inset four ring gas hob with extractor over, electric oven, appliance space, tiled splashback, fitted cupboard housing gas fired boiler, UPVC double glazed window and door to garden.

**LIVING ROOM** Sash bay window, two radiators.

## FIRST FLOOR

**LANDING** Hatch to loft space, airing cupboard housing hot water cylinder with linen shelving over.

**BEDROOM 1** Sash bay window, radiator.

**BEDROOM 2** UPVC double glazed window, radiator.

**BATHROOM** Comprising panelled bath with 'Triton' electric shower over, pedestal wash hand basin, low level w.c, heated ladder style towel rail, tiled walls.

## OUTSIDE

**SOUTH FACING TERRACE AND GARDEN** Roof terrace accessed from the kitchen and leading onto area of lawn with flower borders.

## OUTGOINGS

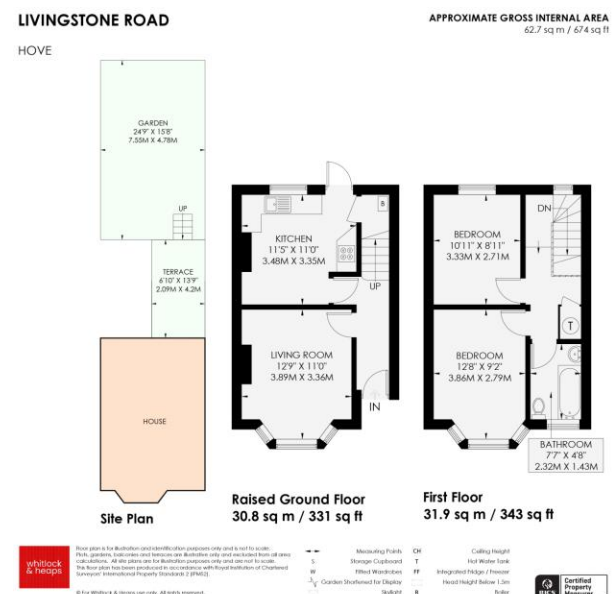
### SHARE OF FREEHOLD

**Maintenance is on an adhoc basis**

**Lease 985 years remaining**

**Council Tax Band B (taken from the government website, [www.brighton-hove.gov.uk/council-tax](http://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.**



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