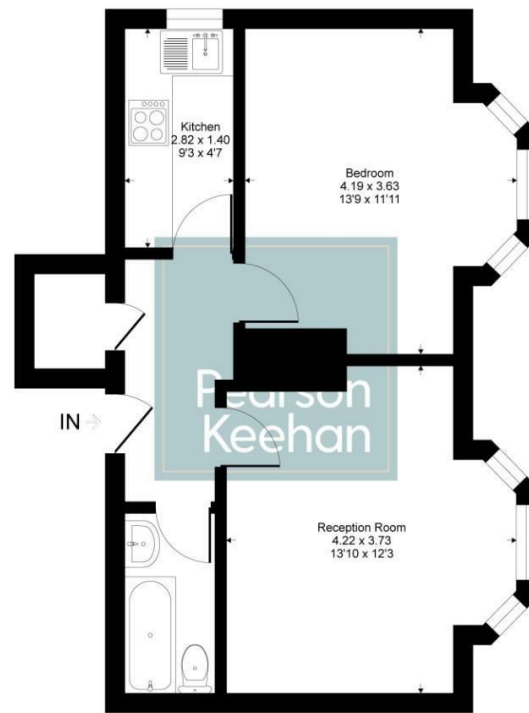




Old Shoreham Road, Hove, BN3 7AP

Asking price £169,950 - Leasehold

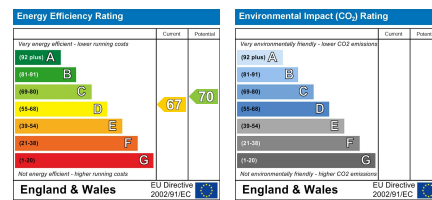
Approximate Gross Internal Area = 40.6 sq m / 438 sq ft



### First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested); and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Introducing this well-appointed one bedroom first floor apartment that requires complete modernisation. The property lies in a popular residential area of Hove close to numerous amenities, transport links and is being sold with the added benefit a newly extended lease and no onward chain.

Set on the first floor, this bay-fronted apartment offers excellent potential with the accommodation briefly comprising of a fitted kitchen, bathroom, spacious living room and an equally good sized double bedroom.

In terms of location, the property is conveniently located close to a number of shopping facilities as well as coffee shops, restaurants and supermarkets. Hove Station, offering direct links to London & Gatwick, is within easy reach and a vast array bus links are close by. The lovely Hove Park is just around the corner where you can find various sports facilities and an abundance of green space.

The apartment not only offers the opportunity to put your own stamp on the property, but could also present an excellent investment opportunity and buy-to-let yield.

Council Tax Band: B

Annual Service Charge: £1,200 approx

Lease: To be extended upon completion to in excess of 140 years

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Pearson Keehan. This property sheet

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