

Rectory Close
Hove

HEALY & NEWSOM

EST. 1990













Rectory Close, Hove, BN3 5SS

£325,000

A delightful ground floor garden flat offering an exceptional blend of comfort and convenience, with two generously sized double bedrooms, this property is perfect for those seeking a tranquil retreat in a perfect Hove location near the seafront.

One of the standout features of this property is its own private entrance, (one of two entrances) which also leads to a charming west-facing rear garden. This outdoor space is ideal for soaking up the afternoon sun and comes equipped with a garden shed and brick-built storage, providing ample room for gardening tools or outdoor furniture. It has been lovingly landscaped with paved paths and edged borders providing low maintenance garden, yet lots of colour all year round. The boarders include an Acer tree and Camelia shrubs.

The welcoming entrance hall has two deep built in storage cupboards, the living room is designed for relaxation and entertaining, featuring ample space for dining and a cosy real flame gas fire, creating a warm atmosphere for gatherings. The modern kitchen is well designed, boasting a built-in corner larder and integrated appliances that include a washer dryer and dishwasher, with space for a free standing fridge freezer. The flat also includes a well-appointed wet room, complete with a new electric shower, ensuring a refreshing start to your day.

Additionally, this flat is fully double glazed and is sold with no onward chain. With its spacious layout, garden and desirable location, this flat is a rare offers a perfect opportunity to enjoy the best of coastal living.

Location

Located in close proximity to Hove seafront, Lawns and Lagoon, there is a great sense of community in this area with Wish Park nearby as is Hove Beach Park, Rockwater and Babble hospitality venues situated on the seafront. Hove promenade is moments away, where you will find Hove’s newest beach-park development. This inclusive space features an outdoor sports hub with a café and terrace, beautifully landscaped grounds, wheeled-sports areas (including a skate plaza), a pump track and a roller area, as well as paddle and tennis courts.

Boundary Road is nearby where there is a selection of local bars, coffee shops, restaurants, convenience stores and supermarket. There are excellent transport links with easy access to bus routes affording access to Brighton city centre and beyond, Portslade Train Station is only 0.4 miles away with it's direct service to London Victoria and Gatwick, there is also direct access to Old Shoreham Road that connects to the A27, for those that commute. The property is also situated within the catchment area of well regarded schools. Portslade Station main line train station is close by (0.6 miles in distance) with direct links to Gatwick and central London. In addition, road links are very good for Brighton city centre, London via the M23 and many towns and villages along the A259 coastal road. The district is well served with regular bus services from the end of the road, providing easy access into the city centre and surrounding areas.

Additional Information

(Outgoings as advised by our client)
EPC rating: D
Internal measurement: 697 Square feet / 64.8 Square metres
Tenure: Leasehold - TBC years remaining on the Lease
Maintenance Charges: £2,546.26 per year (includes building insurance and reserve fund)
Council Tax Band: B
Parking Zone: L

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Approximate Gross Internal Area = 64.8 sq m / 697 sq ft
Garden Storage = 3.8 sq m / 41 sq ft
Total = 68.6 sq m / 738 sq ft

= Reduced headroom below 1.5m / 5'0

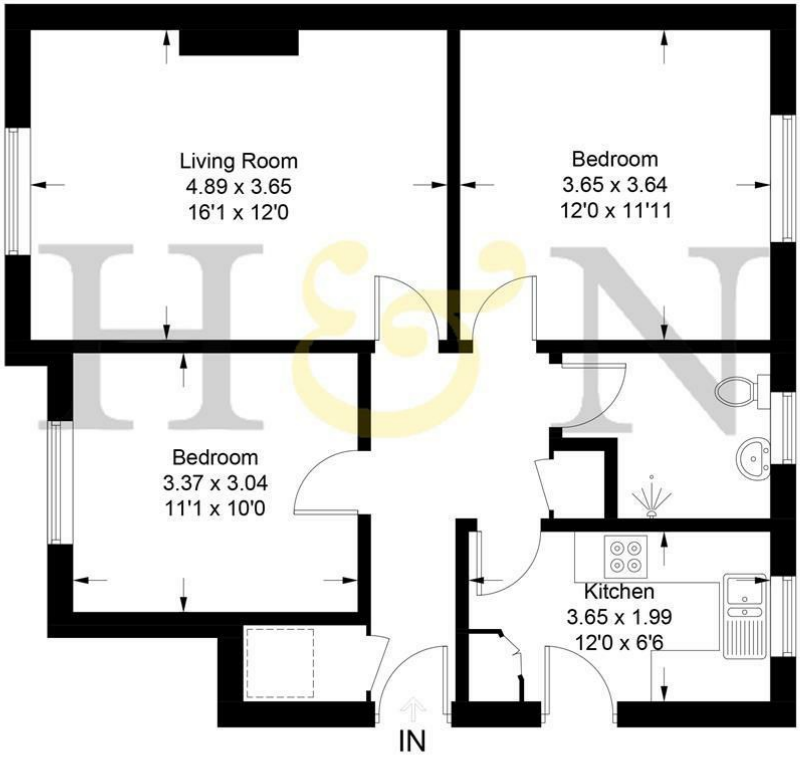
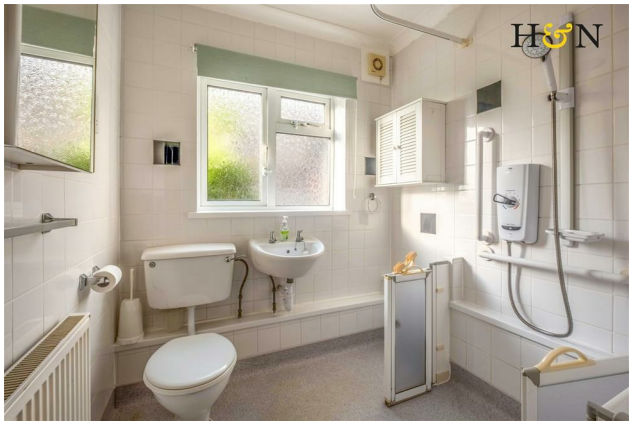


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1346453)







VERY IMPORTANT NOTES
Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by an prospective purchaser.

2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).

3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.

4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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