

Flat 22, Cranley Court, Aldrington Close, Hove BN3 5UA

Guide Price £230,000 - £240,000

- DOUBLE BEDROOM
- SHOWER ROOM
- KITCHEN
- LIVING/DINING ROOM
- COMMUNAL HEATING AND HOT WATER
- UNALLOCATED PARKING
- UPVC DOUBLE GLAZED WINDOWS
- NO ONWARD CHAIN

Forming the second floor of this desirable purpose-built block, this one-bedroom apartment offers well-proportioned accommodation with a double bedroom, shower room, living room, and a kitchen overlooking neighbouring gardens.

The property is offered with no onward chain and benefits from communal hot water and heating, along with unallocated parking.

Situated in a highly sought-after location off New Church Road, the apartment is just a few minutes' walk from Hove seafront. Portslade mainline station is within easy reach, and nearby bus services provide convenient access into Brighton city centre.

ENTRANCE HALL Range of fitted cupboards.

KITCHEN Incorporating stainless steel sink with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, four ring gas hob with concealed extractor over, oven, space for fridge and washing machine, UPVC double glazed window, tiled splashback.

LIVING/DINING ROOM Electric fire, UPVC double glazed window, radiator.

BEDROOM Fitted cupboard, UPVC double glazed window, radiator.

SHOWER ROOM Comprising walk in shower, pedestal wash hand basin, low level w.c, tiled walls and floor, UPVC double glazed window, towel rail.

OUTSIDE

Parking, unallocated.

OUTGOINGS

SHARE OF FREEHOLD

SERVICE CHARGE £535.11 per half year.

HOT WATER AND HEATING £497.53 per half year

RESERVE FUND £282.61 per half year

GROUND RENT £22.50 per half year

Council Tax Band B as sourced from the Brighton and Hove council website. Please note we cannot be held responsible for this information and would recommend you complete your own checks.

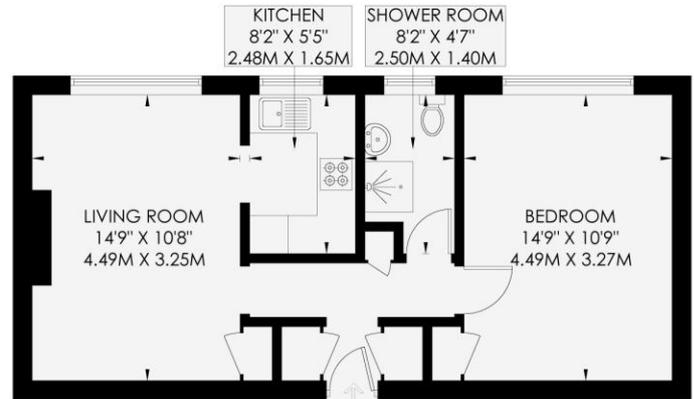
CRANLEY COURT

HOVE

APPROXIMATE GROSS INTERNAL AREA

45.6 sq m / 490 sq ft

INCLUDING LIMITED USE AREA OF 0.6 sq m / 6 sq ft



Second Floor
45.6 sq m / 490 sq ft

whitlock & heaps Floor plan is for illustration and identification purposes only and is not to scale. Plans, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site 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 (IPIS).

Copyright Bespoke Property Marketing 2025

Measuring Points: Storage Cupboard, Fitted Wardrobes, Garden Shrouned for Display, Skylight

Ceiling Height: Hot Water Tank, Integrated Fridge / Freezer, Head Height Below 1.5m, Boiler

Certified Property Measurer **BESPOKE** PROPERTY MARKETING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

65 Sackville Road, Hove BN3 3WE
sales@whitlockandheaps.co.uk
01273 778577



Disclaimer: Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.