

Flat 3 40 Sackville Road

Hove BN3 3FD

Asking Price Of £250,000
Leasehold

- ONE DOUBLE BEDROOM FLAT
- SEPARATE KITCHEN
- LARGE LIVING ROOM
- BAY FRONTED

- CLOSE TO AMENITIES
- PERIOD BUILDING
- GAS CENTRAL HEATING
- CLOSE TO HOVE MAINLINE STATION

Whitlock & Heaps are delighted to present to market this one double bedroom flat forming part of the ground floor of this detached bay fronted period building. Boasting tall ceilings and a generous sized living room with an Easterly aspect bay window. Another particular benefit of this property is a modern separate kitchen with a fire escape.

Bus routes operate locally making public transport throughout the city simple. You are local to Hove mainline train station for commutes out of the city as well as walking distance to the sea. A short drive will take you to the A27 slip road for easy access out of the city.

KITCHEN Incorporating stainless steel bowl sink with mixer tap and drainer, four ring gas hob with oven below and extractor above. Space for washing machine and fridge freezer. Cupboards below and matching eye level cupboards, access onto fire escape.

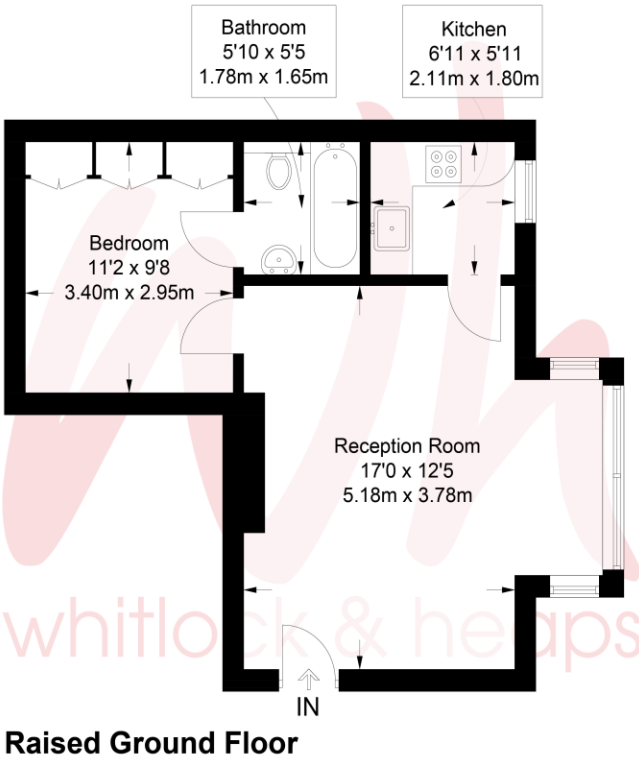
LIVING ROOM Feature fireplace, intercom, cornicing above, bay window, radiator.

BEDROOM Westerly aspect sash windows, fitted wardrobe, fitted cupboard housing Glow-Work combination gas fired boiler, radiator. Door to:

BATHROOM Comprising panelled bath with shower over, pedestal wash hand basin, fitted heated towel rail, extractor, low level w.c.

OUTGOINGS Leasehold
189 years remaining from 1/1/2003
Service charge: Approx. £1,2750 per annum
Ground rent: nil

Council Tax Band A (taken from the government website, 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.



Approximate Gross Internal Area = 447 sq ft / 41.5 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Whitlock and Heaps 2022



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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