



A SPACIOUS TWO BEDROOM FIRST AND SECOND FLOOR MAISONETTE located in SOUGHT AFTER POETS CORNER and CLOSE TO HOVE STATION. The property comprises OWN STREET ENTRANCE, SPACIOUS LOUNGE WITH BAY WINDOW, KITCHEN/BREAKFAST ROOM, BATHROOM, GAS CENTRAL HEATING, EPC D.

- SOUGHT AFTER POETS CORNER LOCATION
- OWN STREET ENTRANCE
- TWO DOUBLE BEDROOMS
- SPACIOUS MAISONETTE
- CONVERTED PERIOD BUILDING
- LOUNGE
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- BATHROOM





GROUND FLOOR

ENTRANCE

Own street entrance with stairs leading to:

FIRST FLOOR

LOUNGE

Three East aspect double glazed windows to bay, ceiling coving, radiator.

KITCHEN

Modern open plan kitchen/breakfast room, double glazed window to side.

BATHROOM

Fitted with white suite.

BEDROOM 2

Double bedroom, double glazed window, radiator.

SECOND FLOOR

BEDROOM 1

Double glazed window, loft style room with fitted cupboards.

ADDITIONAL INFORMATION

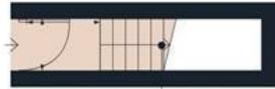
Lease - 175 years

Maintenance - 60% of outgoings £1500 pa

Ground Rent - £125

Council Tax Band C - £2,292.84



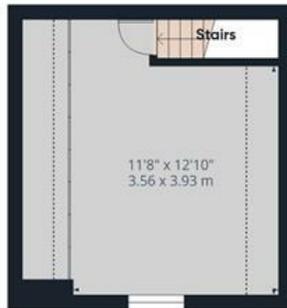


Hallway
4'3" x 3'0"
1.30 x 0.93 m

Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

841 ft²

78.1 m²

Reduced headroom

40 ft²

3.7 m²

(1) Excluding balconies and terraces

Reduced headroom

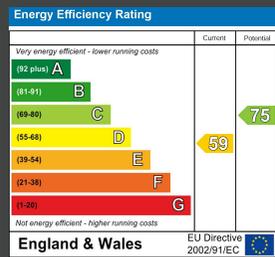
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



ENERGY PERFORMANCE CERTIFICATE (EPC)



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