



A raised ground floor
PATIO/GARDEN FLAT in a
CONVERTED PERIOD BUILDING,
located in this SOUGHT AFTER
STREET off WESTERN ROAD, HOVE.
The accommodation comprises
WEST ASPECT LOUNGE,
KITCHEN/BREAKFAST ROOM,
MODERN SHOWER ROOM, GCH,
EPC D.

- RAISED GROUND FLOOR FLAT
- WEST ASPECT LOUNGE
- KITCHEN/BREAKFAST ROOM
- MODERN SHOWER ROOM
- PATIO/GARDEN
- DOUBLE BEDROOM
- WOOD FLOORING
- PERIOD FEATURES





GROUND FLOOR

LOUNGE

Three West aspect sash windows to bay, ceiling coving, feature fireplace with marble surround and cast iron inset, wood flooring.

KITCHEN/BREAKFAST ROOM

Modern fitted kitchen with appliances to include electric oven, four ring gas hob with extractor fan over, washing machine, dishwasher, fridge with freezer compartment, East aspect window with multi glass pane door, further window, door to:

BEDROOM

East aspect sash window, recessed downlighting, ceiling coving, wood flooring.

SHOWER ROOM

Fitted with modern white suite comprising, tiled shower cubicle, wash hand basin with mixer tap and cupboards under, low level WC.

PATIO/GARDEN

East aspect, paved with border.

ENTRANCE HALL

Recessed downlighting, entry phone system, storage cupboard, wood flooring.

EXTERNAL

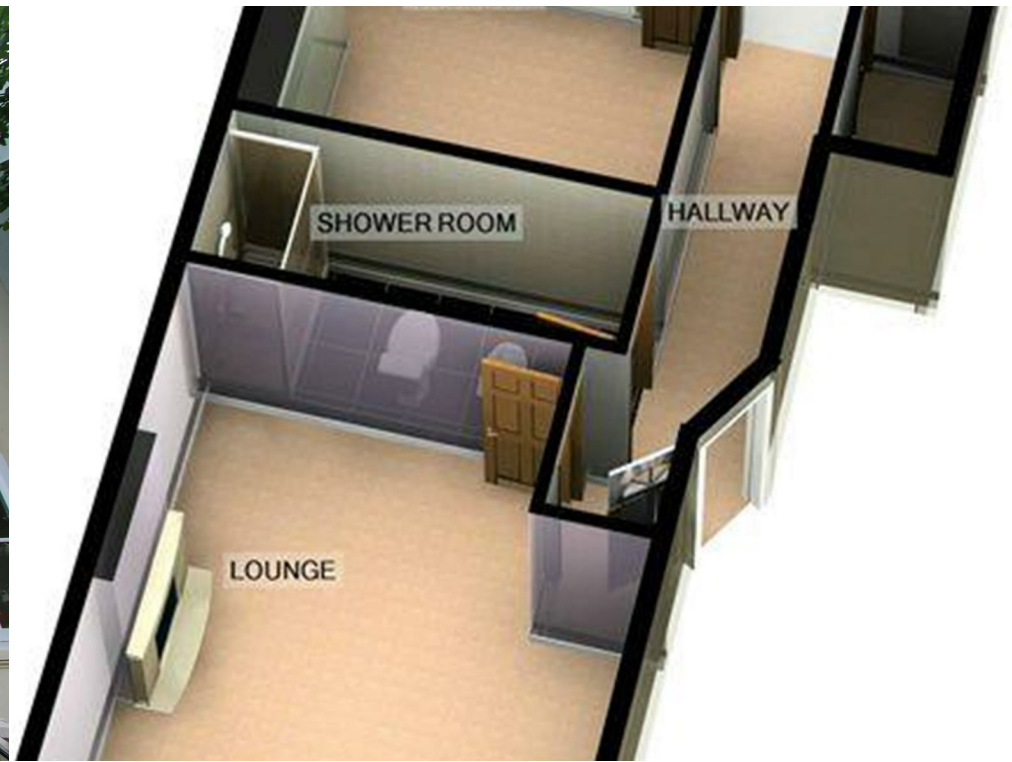
Full Description

A NEWLY DECORATED raised ground floor PATIO/GARDEN FLAT in a CONVERTED PERIOD BUILDING, located in this SOUGHT AFTER STREET off WESTERN ROAD, HOVE. The accommodation comprises entrance hall, WEST ASPECT LOUNGE, KITCHEN/BREAKFAST ROOM with APPLIANCES, MODERN SHOWER ROOM, PATIO/GARDEN, GAS CENTRAL HEATING, EPC D.

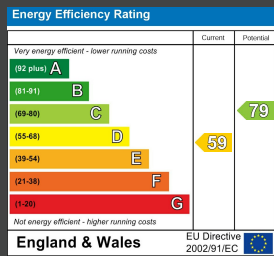
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ENERGY PERFORMANCE CERTIFICATE (EPC)



Council Tax Band:
Maintenance: n/a
Lease Length: n/a
Ground Rent: n/a

Tel: 01273 323000
 Email: sales@brices.co.uk
 www.brices.co.uk

DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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