

Flat 52 Wick Hall, Furze Hill Hove BN3 1NG

Asking Price: £525,000

- THREE BEDROOMS
- BATHROOM
- SEPARATE W.C
- KITCHEN
- LIVING/DINING ROOM
- BALCONY
- WONDERFUL COMMUNAL GARDENS
- COMMUNAL HOT WATER AND HEATING

Forming part of this highly sought-after Art Deco residence, this generously proportioned three-bedroom apartment offers elegant and well-balanced accommodation throughout. The property comprises a contemporary bathroom, a well-appointed kitchen, and a striking dual aspect living and dining area, bathed in natural light and featuring doors that open onto a private balcony perfect for relaxation or entertaining.

Set within a desirable location, the building is enveloped by beautifully maintained communal gardens, creating a tranquil and verdant setting. Residents further benefit from the convenience of an on-site caretaker and off-road parking available on a first-come, first-served basis.

The property is offered for sale with the remainder of an extensive 999 year lease and with no onward chain, ensuring a smooth and straightforward purchase.

Ideally positioned, St Ann's Well Gardens lie just moments away, while the seafront, along with an array of local shops, cafés, and eateries, are all within easy walking distance, enhancing the appeal of this exceptional home.

SPACIOUS ENTRANCE HALL Fitted double cupboard, coat/store cupboard, linen cupboard.

KITCHEN Incorporating 1 1/2 bowl stainless steel sink unit with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye level wall cupboards, electric cooker with extractor over, fridge/freezer, washing machine, tumble dryer, tiled splashback, double glazed window.

LIVING/ DINING ROOM A stunning double aspect space with double glazed window overlooking the gardens and doors leading onto the balcony, two radiators.

PRIVATE BALCONY

BEDROOM 1 Range of fitted wardrobes, double cupboard, radiator, double glazed window.

BEDROOM 2 Double glazed window, radiator.

BEDROOM 3 Double glazed window, radiator.

BATHROOM Comprising panelled bath with shower over, glazed shower screen, pedestal wash hand basin, heated towel rail, tiled walls, double glazed window.

SEPARATE W.C Comprising low level w.c, part tiled walls, double glazed window.

OUTGOINGS

Remainder of 999-year lease.

Service Charge £2,583.80 per annum

Reserve Fund Payment £1,701 per annum

Hot Water and Heating £1,432.70 per annum

OUTSIDE WONDERFUL LANDSCAPED GARDENS

PARKING On a first come first served basis.

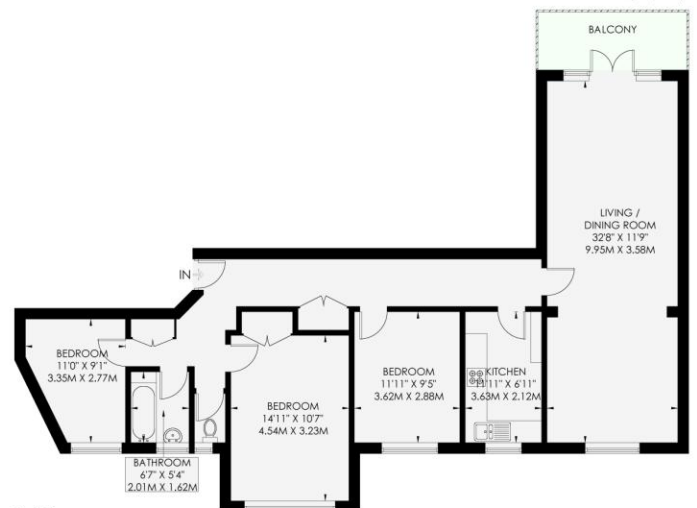
Council Tax Band C (taken from the government website, www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

WICK HALL

HOVE

APPROXIMATE GROSS INTERNAL AREA
104.3 sq m / 1122 sq ft
INCLUDING LIMITED USE AREA OF
1.5 sq m / 16 sq ft



First Floor
104.3 sq m / 1122 sq ft

Floor plan is for illustration and identification purposes only and is not to scale. Walls, 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. The floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards (IPIS).

S	Measuring Points	OK	Calling Height
W	Storage Cupboard	T	Hot Water Tank
FF	Fitted Wardrobes	FF	Integrated Fridge / Freezer
G	Garden Shortened for Display	H	Head Height Below 1.3m
D	Daylight	B	Scale

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