



Located in this highly sought after block in the charming area of Furze Hill, Hove, this delightful period flat offers a perfect blend of character and modern living. With two well-proportioned bedrooms, this property is ideal for couples, small families, or those seeking a comfortable space to call home.

The flat features a welcoming reception room, providing a warm and inviting atmosphere for relaxation or entertaining guests. The period details throughout the property add a touch of elegance, showcasing the unique charm that comes with living in a historic building.

The bathroom is thoughtfully designed, ensuring convenience and comfort for daily routines and there. The flat's layout maximises space, making it feel both airy and cosy.

Furze Hill is a sought-after location, known for its friendly community and proximity to local amenities. Residents can enjoy easy access to shops, cafes, and parks, making it a wonderful place to live. Additionally, the nearby coastline offers beautiful seaside walks and recreational activities.

This flat presents an excellent opportunity for those looking to embrace the vibrant lifestyle that Hove has to offer, all while enjoying the comforts of a period home. Don't miss the chance to make this charming flat your own.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- THIRD FLOOR FLAT
- VIEWS OVER ST ANN'S WELL GARDENS
- LOUNGE/DINING ROOM
- SEPARATE KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM
- COMMUNAL GARDENS
- PASSENGER LIFTS
- SHARE OF FREEHOLD





THIRD FLOOR

ENTRANCE HALL

Ceiling coving, entry phone system, three storage cupboards, further cupboard, wooden flooring.

LOUNGE

Multi paned glass windows to bay with vires over St Ann's Well Gardens, feature fireplace with wooden mantle, grsnitr insetand hearth with coal effect electric fire, two wall light points, wooden flooring, radiator with decorative cover.

KITCHEN

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, worktop with decoraf with inset one and a quarter bowl, single drainer sink unit with mixer tap, electric double oven with gas hob with extractor fan over, plumbed space for washing machine, space for further appliance, multi glass paned wndows with views over St Ann's Wells Garden.

BEDROOM 1

Multi glass paned window with views over St Anne's Well Gardens, cupboard, wooden flooring, radiator with decorative cover.

BEDROOM 2

Two multi glass paned window with views over St Anne's Well Gardens, cupboard, wooden flooring, radiator with decorative cover.

BATHROOM

Fitted with white suite comprising panelled bath with wall mounted shower over and screen to side, wash hand basin with mixer tap and cupboards under, mirror fronted medicine cabinet overpart tiled walls, tiled floor, chrome ladder style heated towel rail, past frosted multi glass pane window.

COMMUNAL GARDENS

Lawned with mature borders.

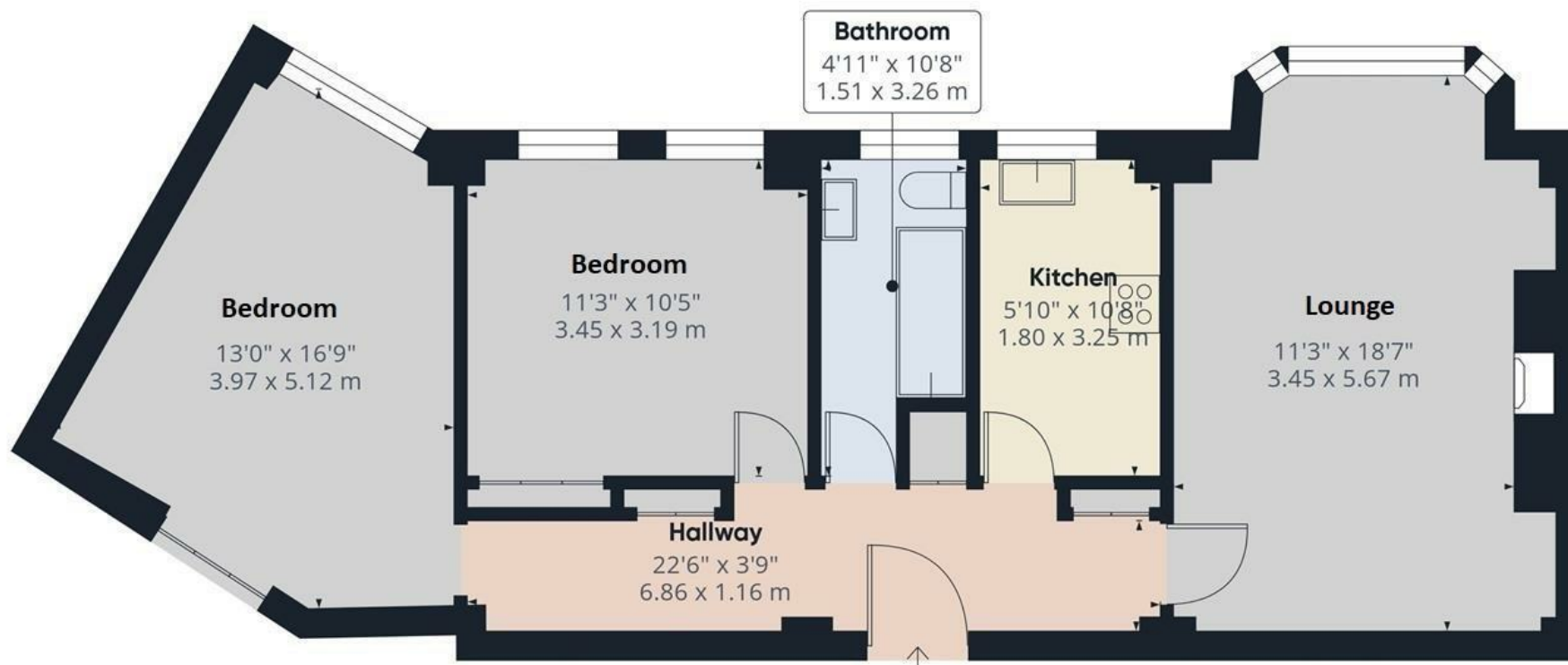
ADDITIONAL INFORMATION

Lease - Share of freehold - 946 years remaining on lease

Maintenance - £5,364.68 - Includes communal heating and hot water, building insurance, lift maintenance, onsite caretakers, and the upkeep of the large communal gardens.

Ground rent - £0

Council Tax Band B - £2,006.23



Approximate total area^m

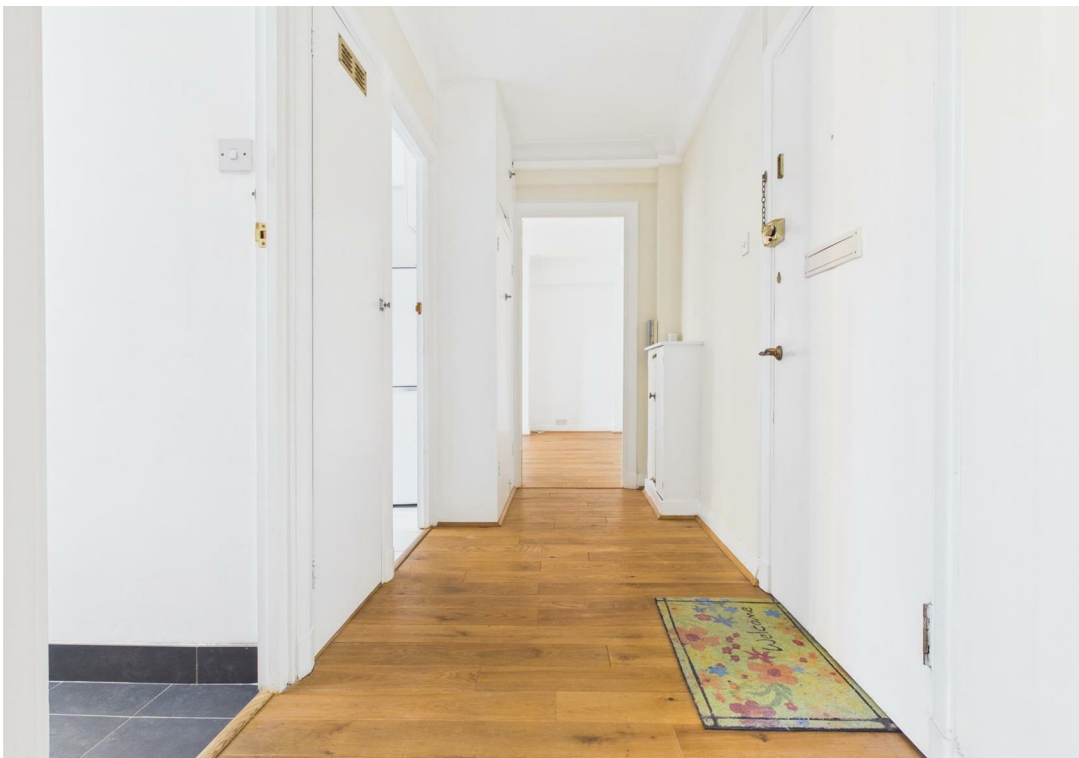
718 ft²
66.9 m²

(1) Excluding balconies and terraces

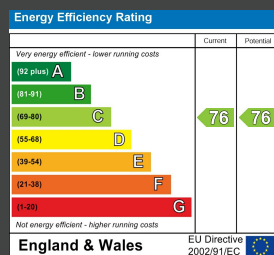
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





ENERGY PERFORMANCE CERTIFICATE (EPC)



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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