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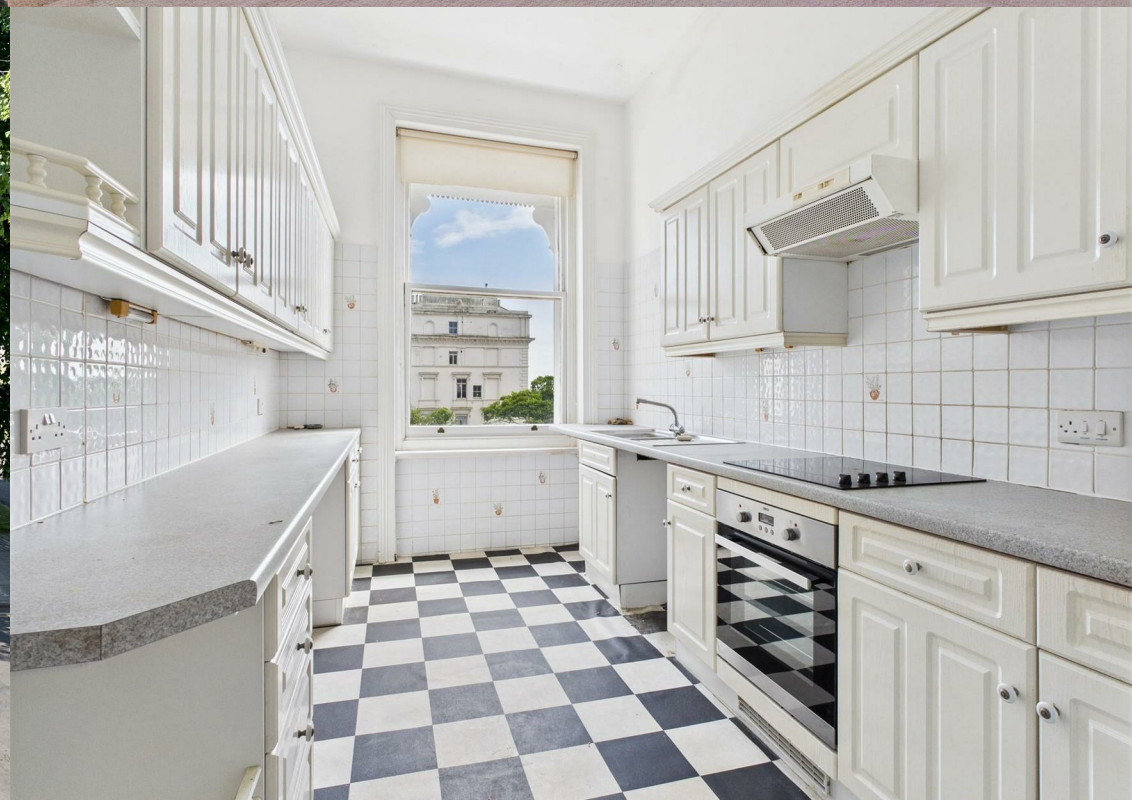
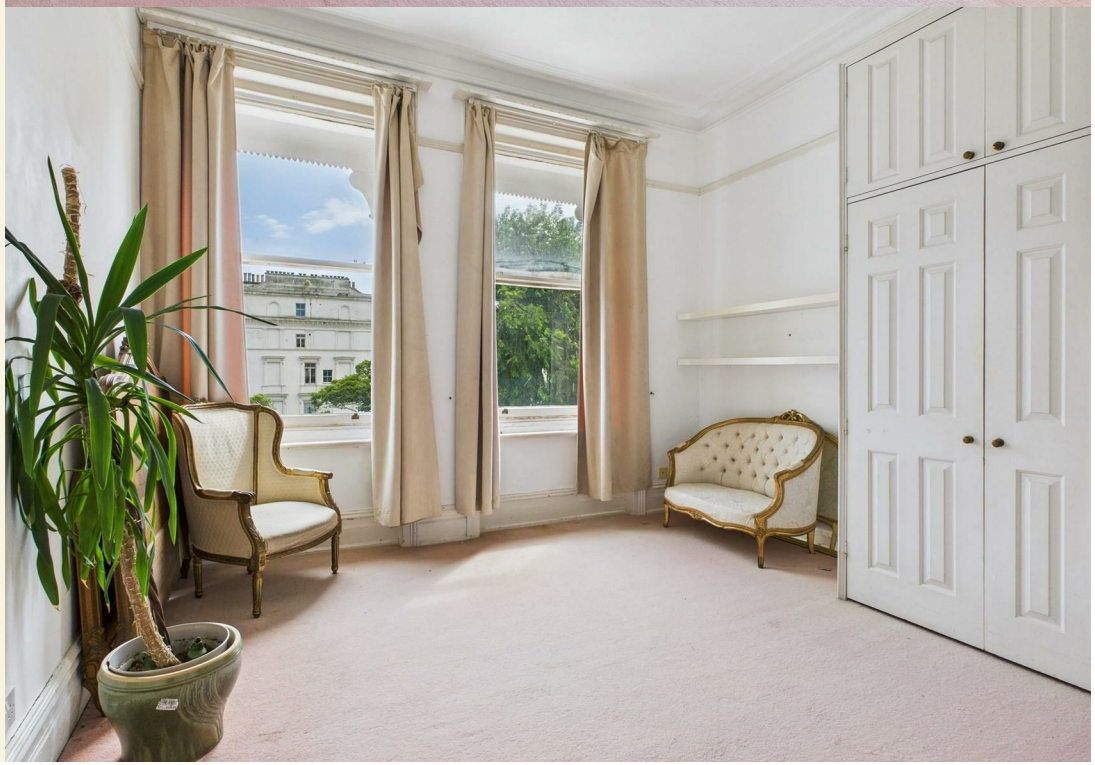
7-9 CHURCH ROAD, HOVE, BN3 2HA

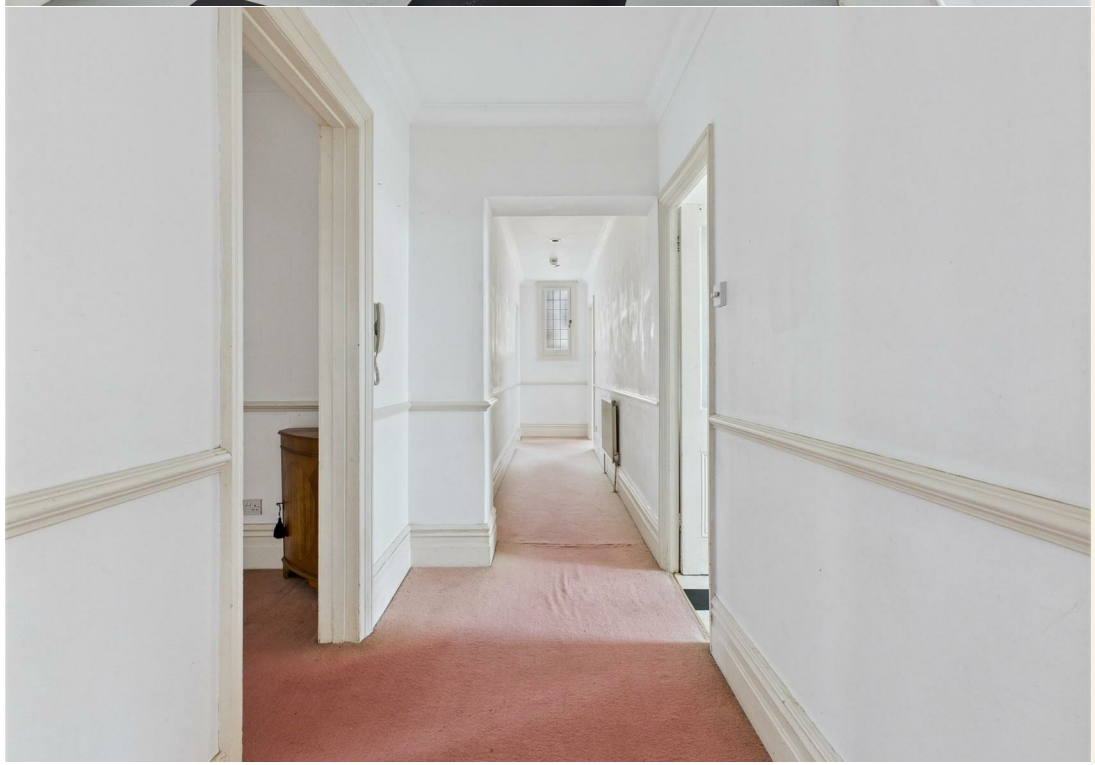
SHARE OF FREEHOLD £600,000



A second floor MANSION FLAT situated in this CONVERTED GRADE II LISTED BUILDING opposite PALMEIRA SQUARE. The accommodation comprises SOUTH ASPECT LOUNGE/DINING ROOM, FITTED KITCHEN, TWO DOUBLE BEDROOMS, BATHROOM, VIEWS TO THE SEA, PASSENGER LIFT, GCH, EPC D.

- SPACIOUS MANSION FLAT - 129 SQUARE METERS
- CONVERTED GRADE II LISTED BUILDING
- HIGHLY SOUGHT AFTER LOCATION
- SOUTH ASPECT LOUNGE/DINING ROOM
- SOUTH ASPECT FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM
- MANY PERIOD FEATURES
- PASSENGER LIFT
- SHARE OF FREEHOLD





SECOND FLOOR

ENTRANCE HALL
Three East aspect sash windows, ceiling coving, picture rail, radiator.

HALLWAY
East aspect leaded light window, ceiling coving, recessed downlighting, picture rail, STUDY AREA, radiator.

LOUNGE/DINING ROOM
Double aspect, three South aspect sash windows to the bay with views to the sea, further East aspect sash window, ceiling coving, picture rail, dado rail, feature fireplace with marble mantle, ornate cast iron inset and slate hearth, two wall light points, three radiators.

KITCHEN
Fitted with a range of eye level wall units and base cupboard and drawer units, work tops with breakfast bar, tiled surround, one and quarter bowl single drainer sink unit with mixer tap, electric oven and hob, extractor fan over, plumbed space for a washing machine and tumble dryer, South aspect sash window with vies to the sea.

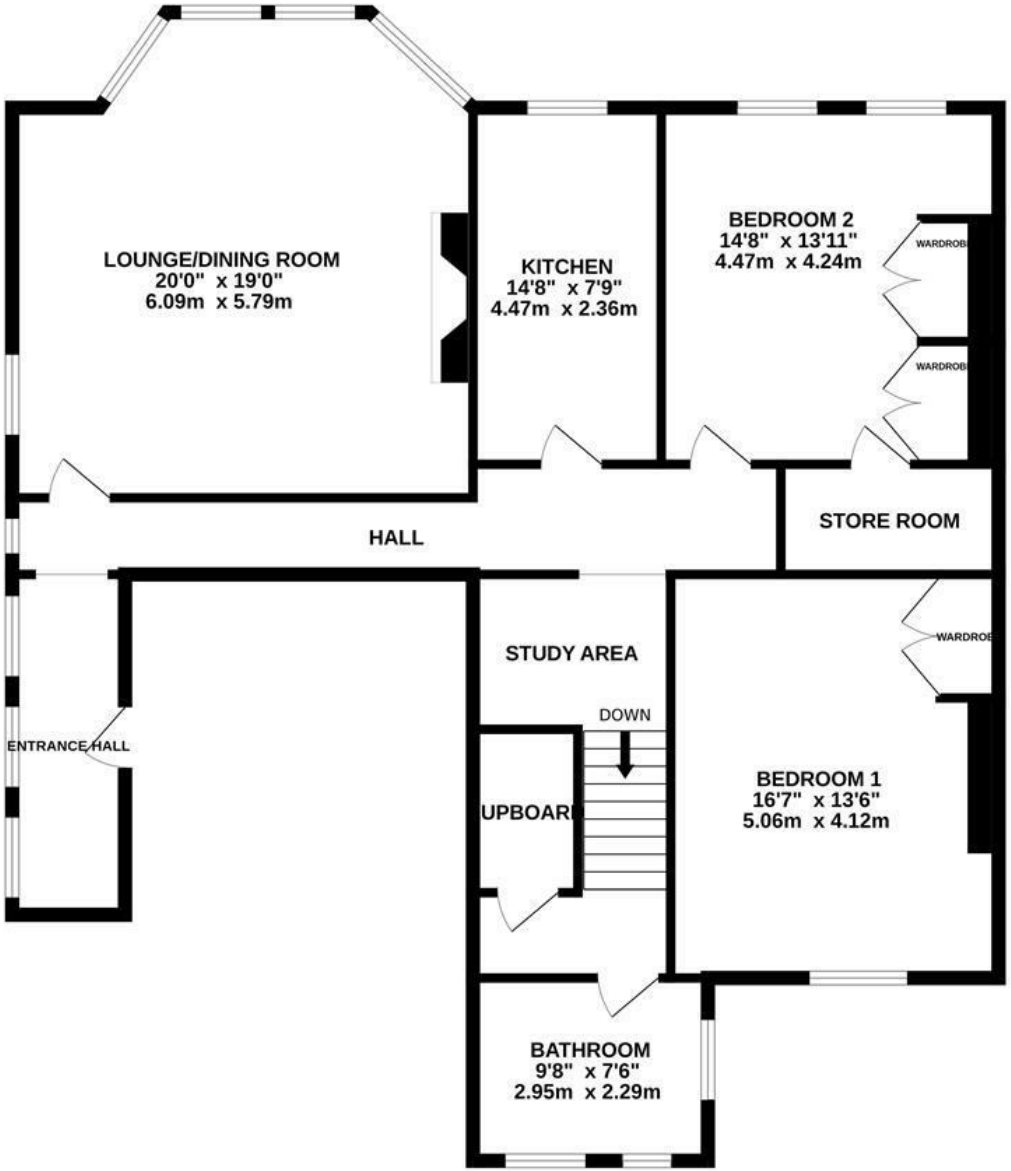
BEDROOM 1
West aspect sash window, ceiling coving, picture rail, fitted wardrobe, radiator.

BEDROOM 2
Two South aspect sash windows with views to the sea, ceiling coving, picture rail, two fitted cupboards, walk in store room measuring 8'1" by 4'8". radiator.

BATHROOM
Fitted with white suite comprising panel bath with mixer tap and shower attachment, pedestal wash basin, low level close coupled WC, part tiled walls, radiator, three frosted glass sash windows.

ADDITIONAL INFORMATION
Lease - 999 years from 1/12/2018 - Share of Freehold
Maintenance - £2,250 approximately
Ground Rent - £0
Council Tax Band D - £2,579.44

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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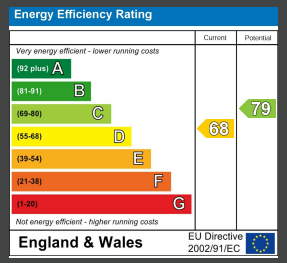
ENERGY PERFORMANCE CERTIFICATE (EPC)



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