



First Floor Flat, 8 Frith Road

Hove BN3 7AJ

Asking Price Of £250,000

- FIRST FLOOR APARTMENT
- DOUBLE BEDROOM
- MODERN BATHROOM
- NEW KITCHEN
- LIVING/DINING ROOM
- CONVENIENT LOCATION
- SHARE OF FREEHOLD
- NO ONWARD CHAIN

A beautifully presented one bedroom first floor apartment forming part of an attractive period property comprising just two flats, ideally positioned in a highly sought after and convenient Hove location.

The apartment offers bright and well proportioned accommodation, featuring a delightful living/dining room, double bedroom, newly fitted kitchen and modern bathroom. Further benefits include a share of the freehold and low maintenance charges.

Offered for sale with no onward chain, the property is ideally situated within walking distance of Hove Park, Hove mainline station and the seafront, with an excellent selection of independent shops, cafés, restaurants and local amenities also close at hand.

ENTRANCE HALL Fitted cupboard, radiator.

KITCHEN Newly fitted and incorporating stainless steel sink with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye level wall cupboards, inset ceramic hob with concealed extractor over, electric oven, washing machine and fridge, 'Ideal' gas fire boiler, radiator, UPVC double glazed window.

LIVING/DINING ROOM Feature fireplace, sash bay window with second sash to side, radiator.

BEDROOM Fitted cupboard, UPVC double glazed window, radiator.

BATHROOM White suite comprising panelled bath with mixer tap and separate shower over, glazed shower screen, pedestal wash hand basin, low level w.c, radiator, two UPVC double glazed windows.

OUTGOINGS

Share of Freehold

Remainder of 999 year lease

Maintenance £50 per calendar month

Council Tax Band B (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.

FRITH ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA
56.4 sq m / 606 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	54 E	
21-38	F		
1-20	G		

65 Sackville Road, Hove BN3 3WE
sales@whitlockandheaps.co.uk
01273 778577



Disclaimer: Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.