



Flat 1, 19 Norton Road

Hove BN3 3BE

Guide Price £425,000 - £450,000

- DELIGHTFUL APARTMENT
- WEST FACING GARDEN
- PRIVATE STREET ENTRANCE
- TWO BEDROOMS
- MODERN KITCHEN
- LIVING/DINING ROOM
- BATHROOM
- SHARE OF FREEHOLD

Occupying a highly desirable central Hove location, this exceptional two bedroom garden apartment is presented in immaculate decorative order throughout and offers an enviable combination of stylish contemporary living and impressive outside space. Benefiting from its own private street entrance, the property enjoys an enhanced sense of privacy and independence.

The well proportioned accommodation comprises two generous double bedrooms, a beautifully appointed white bathroom suite and a modern fitted kitchen which flows seamlessly into the bright and welcoming living room, providing an ideal space for both everyday living and entertaining. To the rear, a delightful west facing private garden enjoys the afternoon and evening sunshine, offering the perfect setting for al fresco dining or simply relaxing in peaceful surroundings.

Further benefits include a share in the freehold and the considerable advantage of no onward chain, ensuring a straightforward purchase for the successful buyer. Perfectly positioned within just a few minutes' walk of Hove seafront, Hove mainline railway station and an excellent selection of independent cafés, restaurants and boutique shops, this outstanding apartment presents a rare opportunity to acquire a turnkey home in one of the city's most sought after locations.

PRIVATE STREET ENTRANCE

ENTRANCE HALL Tiled floor, walk in cupboard with plumbing for washing machine, two radiators.

KITCHEN Beautifully fitted and incorporating sink with mixer tap, adjacent work surface with cupboards and drawers under, matching eye level wall cupboards, gas hob with concealed extractor over, oven, integrated fridge/freezer and dishwasher, tiled splashback, wine rack, opening to:

LIVING ROOM Fitted shelves and cupboard in alcove, UPVC double glazed window, radiator.

BEDROOM 1 Door to garden, cupboard housing gas fired boiler, radiator.

BEDROOM 2 UPVC double glazed window, radiator.

BATHROOM White suite comprising panelled bath with shower over, glazed shower screen, sink with cupboard under, low level w.c, UPVC double glazed window, heated ladder style towel rail, tiled floor.

OUTSIDE

WEST FACING REAR GARDEN Charming space with patio area and flower borders.

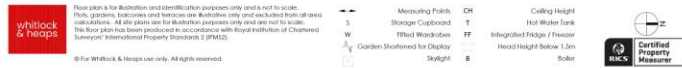
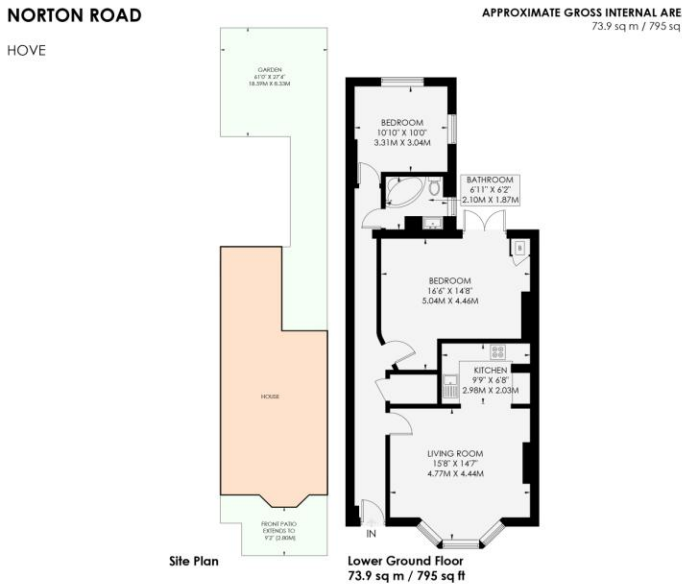
OUTGOINGS

SHARE OF FREEHOLD

Maintenance £150 pcm - the building is self managed.

Lease Remainder of 999 years.

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.



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