



Flat 17 Willow Court, 55 Palmeira Avenue

Hove BN3 3GR

Asking Price Of £325,000

- VIEWS OVER THE COUNTY CRICKET GROUND
- TWO BEDROOMS
- SHOWER ROOM
- MODERN KITCHEN
- WEST FACING LIVING/DINING ROOM
- NO ONWARD CHAIN
- SHARE OF FREEHOLD
- COMMUNAL ROOF TERRACE

A beautifully presented two-bedroom apartment occupying a favoured position within a purpose-built block on a tree lined road in the heart of Hove. Enjoying attractive views across the County Cricket Ground, the property is offered for sale with a share of the freehold and no onward chain.

The accommodation is in good order throughout and comprises a bright west facing living room, a modern double aspect kitchen, two well proportioned bedrooms and a contemporary shower room.

The apartment is ideally located for all that central Hove has to offer, with Hove seafront, the mainline railway station and a wide range of shops, cafés, restaurants and everyday amenities all within a short walk.

An excellent opportunity to acquire a well-positioned home in one of Hove's most sought-after locations.

ENTRANCE HALL Fitted cupboards and opening onto:

LIVING/DINING ROOM West facing, UPVC double glazed window with views over the Cricket Ground, radiator.

INNER HALL

KITCHEN Double aspect and incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye level wall cupboards, four ring gas hob with extractor over, oven, space for fridge, freezer and washing machine, tiled splashback, 'Vaillant' gas fired boiler, two UPVC double glazed windows.

BEDROOM 1 Fitted wardrobes, UPVC double glazed window, radiator.

BEDROOM 2 UPVC double glazed window, radiator.

SHOWER ROOM Comprising walk in shower, part tiled walls, wash hand basin, low level w.c, UPVC double glazed window, heated ladder style towel rail.

OUTGOINGS

Share of Freehold

Lease 999 from 2021

Maintenance 250 per quarter

OUTSIDE

COMMUNAL ROOF TERRACE

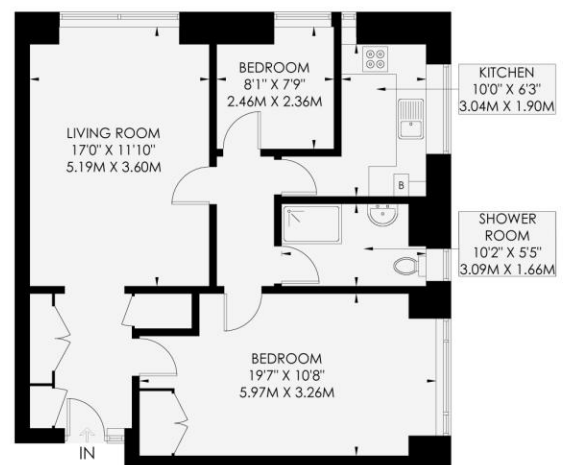
Council Tax Band C (taken from the government website, www.brighton-hove.gov.uk/council-tax).

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

WILLOW COURT

HOVE

APPROXIMATE GROSS INTERNAL AREA
67.5 sq m / 726 sq ft



Second Floor
67.5 sq m / 726 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	77 C
39-54	E		
21-38	F		
1-20	G		

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