



FFF, 4 Seaford Road | | Hove | BN3 4EG





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Offers In The Region Of £230,150

SOLD - OPEN HOUSE - 12 VIEWINGS, 6 OFFERS

WE URGENTLY NEED MORE PROPERTIES .. PLEASE CAL 01273 461144

Warwick Baker Estate Agents are delighted to offer this rarely available first floor converted flat. Located within 300 metres of Hove seafront, with Portslade's mainline railway station ( London-Victoria 70 minutes ) being within 1mile. The property is well presented throughout, benefitting from a good sized landing with access to loft storage space ( Ideal for conversion STNC ), south facing lounge, double bedroom, kitchen, shower room and separate cloakroom. Ideal for first time buyers or buy to let investors. Internal viewing highly recommended by the vendor's sole agent. No upward chain.

- LANDING
- KITCHEN
- IDEAL FOR BUY TO LET INVESTORS
- LOFT STORAGE SPACE
- BATHROOM
- NO UPWARD CHAIN
- DOUBLE BEDROOM
- SEPARATE CLOAKROOM
- SOUTH FACING LOUNGE
- IDEAL FOR FIRST TIME BUYERS

Communal front door leading to entrance lobby.

Door off entrance lobby to stairs with handrail and dado rail up to:

### SPLIT LEVEL LANDING

#### LOWER LANDING

**10'11" in length (3.33 in length)**

Double panelled radiator, dado rail.

Doorway off lower landing to:

#### KITCHEN

**10'0" x 8'1" (3.05 x 2.48)**

Comprising UPVC sink unit with mixer tap inset into granite effect work top, drawer and cupboards under, space and plumbing for washing machine to the side, tiled splash back, wall mounted corner unit over, display shelf to the side, free standing 'HOTPOINT' fridge/freezer to the side, matching adjacent work top with inset stainless steel 'HOTPOINT' four ring hob, 'HOTPOINT' electric oven under, drawers and cupboards to the side, tiled splash back, complimented by matching wall units over with under counter lighting, built in extractor to the side, double panel radiator, double glazed windows to the rear, vinyl flooring, spot lighting.

Original stripped and exposed wood panelled door off lower landing to:

#### BATHROOM

Being part tiled, comprising wood panel bath, brass coloured mixer tap with separate shower attachment, built in shower with separate shower attachment, folding shower screen, tiled vanity unit with inset wash hand basin with brass coloured hot and cold taps, double doored storage cupboard under, single panel radiator, door giving access to storage cupboard housing 'WORCESTER' gas fired combination boiler, frosted double glazed window to the side, vinyl flooring, single panel radiator.

Original stripped and exposed wood panelled door off lower landing to:

#### CLOAKROOM

Being part tiled to dado height, low level wc, double glazed window.

Stairs with bannister and spindles up from lower landing to:

#### RAISED LANDING

Original stripped and exposed wood panelled giving door giving access to storage cupboard with cloaks hanging and shelving space, housing gas and electric meters, access to loft storage space ( Ideal for conversion STNC ).

Original stripped and exposed wood panelled door off raised landing to:

#### LOUNGE

**17'3" x 13'11" (5.28 x 4.25)**

Range of double glazed windows to the front having a favoured southerly aspect, feature brick fire place surround and mantle, display shelving to both sides, single panel radiator, original coved ceiling, central ceiling rose.

Original stripped and exposed wood panelled door off raised landing to:

#### BEDROOM

**12'3" x 11'4" (3.75 x 3.47)**

Double glazed windows to the rear, feature cast iron fireplace surround and mantle, cast iron cradle, single panel radiator, central ceiling rose.

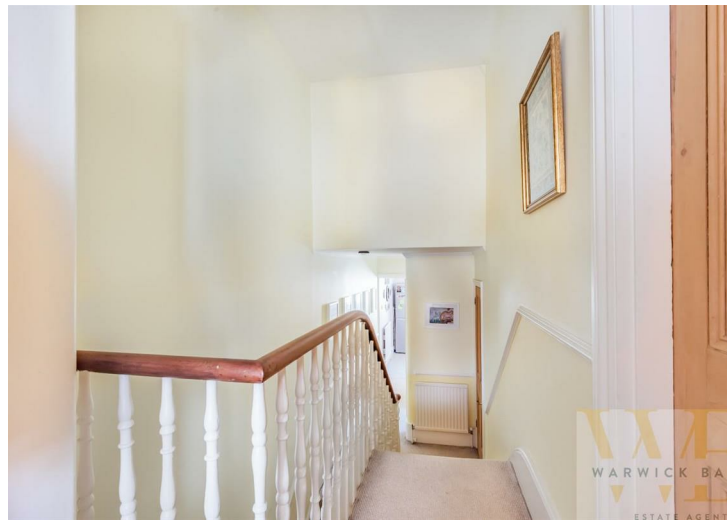
#### OUTGOINGS

THERE IS A JOINT FREEHOLD IN PLACE

MAINTENANCE:- NON APPLICABLE

GROUND RENT:- NON APPLICABLE

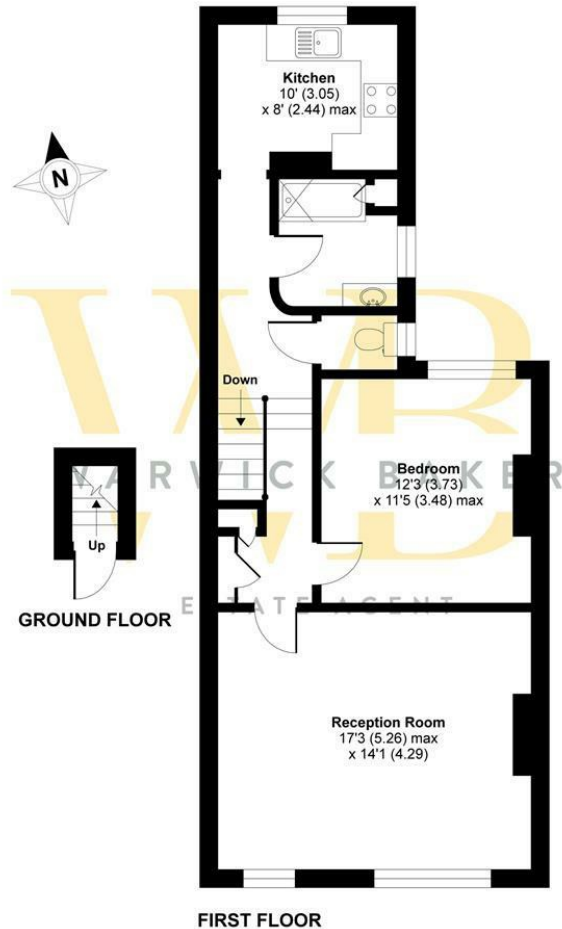
LEASE:- 118 YEARS REMAINING



## Seaford Road, Hove, BN3

Approximate Area = 667 sq ft / 62 sq m

For identification only - Not to scale



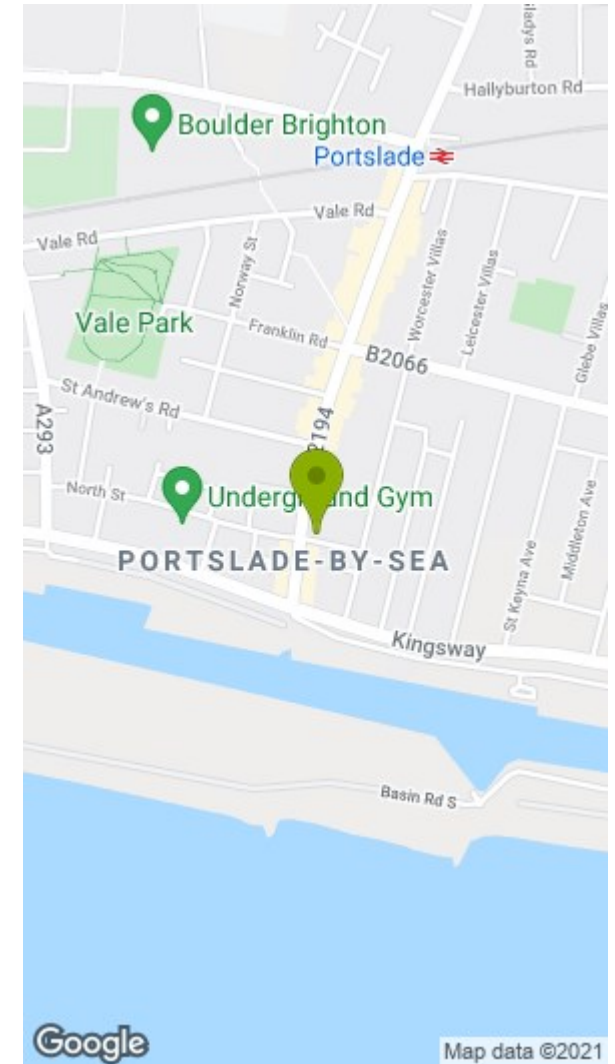
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richscem 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 717048

### Disclaimer

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>75</b>		<b>79</b>	<b>76</b>		<b>79</b>
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	