



1A Raphael Road | Hove | BN3 5QP

WB  
WARWICK BAKER  
ESTATE AGENT



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Offers In Excess Of £525,000

\*\*\* OIEO £525,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS EXTREMELY WELL PRESENT APARTMENT IN RAPAEI ROAD, HOVE.

WITH PERIOD FEATURES, INCLUDING AN OPEN FIRE PLACE, TALL CEILINGS AND WOODEN FLOORS, THE PROPERTY BOASTS FLEXIBLE ACCOMMODATION. THERE ARE TWO DOUBLE BEDROOMS, LIVING ROOM, CONSERVATORY, KITCHEN, BATHROOM AND A SEPARATE W.C.

OUTSIDE IS ARE WELL MANICURED WALLED REAR GARDENS WITH A POND AND WATER FEATURE.

PLEASE CALL TO VIEW - 01273 461144

- STUNNING APARTMENT
- GARDEN ROOM / LIVING ROOM
- CALL NOW TO VIEW

- FRONT AND REAR GARDENS
- QUIET LOCATION
- 01273 461144

- 16FT2 LIVING ROOM / BEDROOM 1
- TWO DOUBLE BEDROOMS

- CONSERVATORY
- PERIOD FEATURES / OPEN FIRE PLACE

## ENTRANCE

Communal door to Front

## ENTRANCE HALL

Door to front, doors giving access to both Bedrooms 1& 2, Bathroom, Living Room, W.C, under stairs storage.

## LIVING ROOM

**11'10 x 11'4 (3.61m x 3.45m)**

Rear aspect windows, door leading to

## CONSERVATORY / DINING ROOM

**11'2 x 10'6 (3.40m x 3.20m)**

Rear aspect windows with stunning views over the well manicured Rear Gardens, side aspect door leading out, door to

## KITCHEN

**14'6 x 8'1 (4.42m x 2.46m)**

Fully fitted kitchen with a range of wall and base units, work surfaces over, inset sink unit, space for a Range style cooker, extractor over, space for further appliances, side aspect window and door to side leading out onto the Gardens.

## BEDROOM 1

**16'2 x 14'2 (4.93m x 4.32m)**

Southerly and Westerly aspect room with views over

looking the Front Gardens from a feature bay window and further side window, original working fire place with tiled surround.

## BEDROOM 2

**12'9 x 8'8 (3.89m x 2.64m)**

Southerly aspect room with window over looking the side Gardens.

## BATHROOM

Matching modern suite, P-Shaped bath with shower attachment, pedestal wash hand basin, W.C, marble tiled flooring and walls. heated towel rail.

## W.C

W.C, Southerly aspect obscure glass window.

## OUTSIDE

### FRONT GARDENS

Pathway leading to the Communal front door, gated side access and bin storage.

### REAR GARDENS

Wall gardens, predominantly lain to lawn with well manicured tree and shrub borders, area of raised patio with pond and water feature.

## LEASEHOLD

LEASE LENGTH - lease date is 99 years on the 2nd June 2014, now 92 years

MAINTENANCE - on an as and when basis.

GROUND RENT - £35 per annum



## Raphael Road, Hove, BN3

Approximate Area = 838 sq ft / 77.8 sq m

Limited Use Area(s) = 9 sq ft / 0.8 sq m

Total = 847 sq ft / 78.6 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

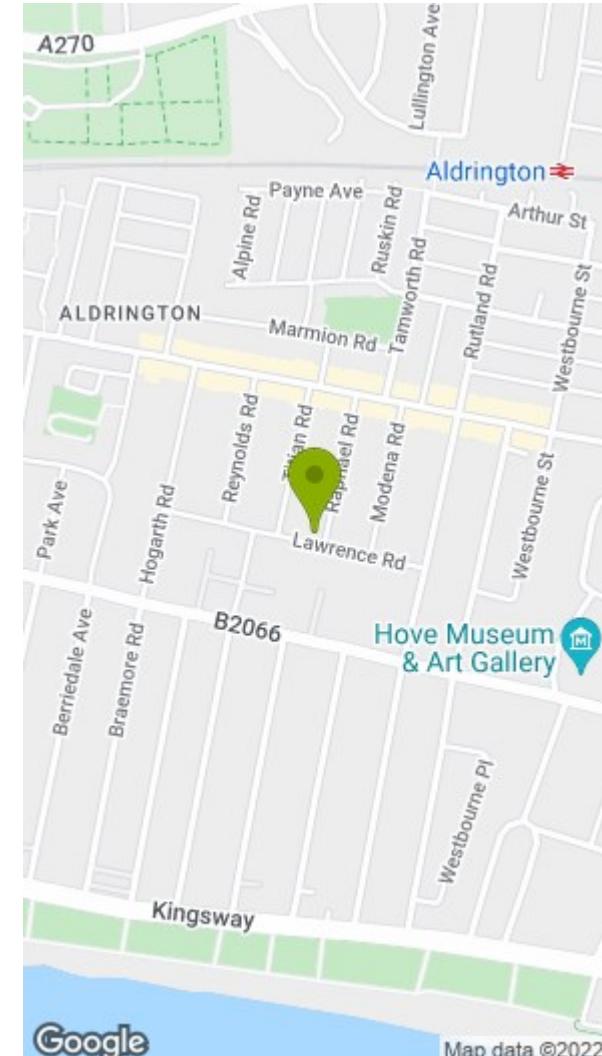
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©rictescom 2022.  
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### Disclaimer

\* 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	72
EU Directive 2002/91/EC			

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