



1A Raphael Road | | Hove | BN3 5QP





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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 RAPAEAL 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



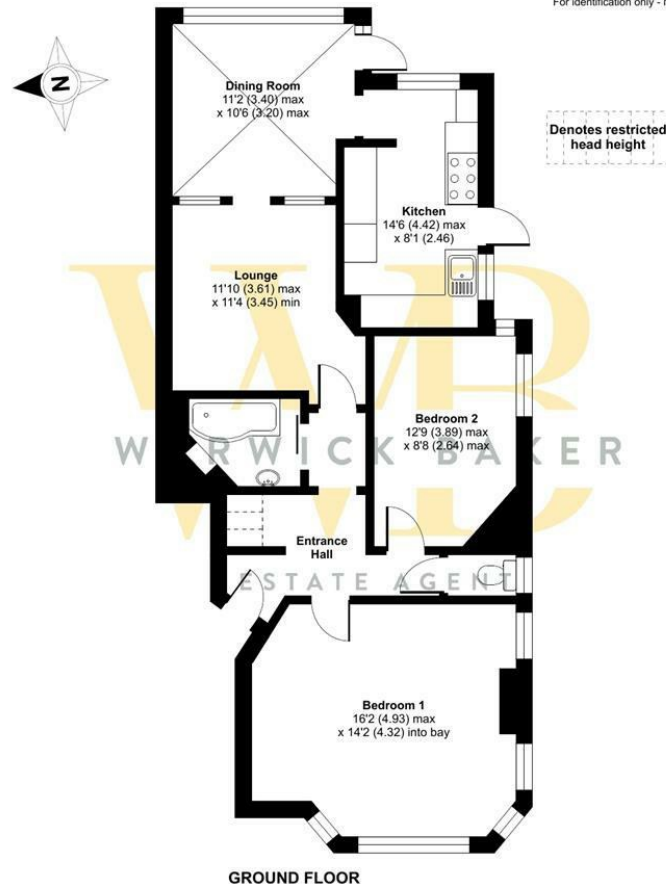
Raphael Road, Hove, BN3

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



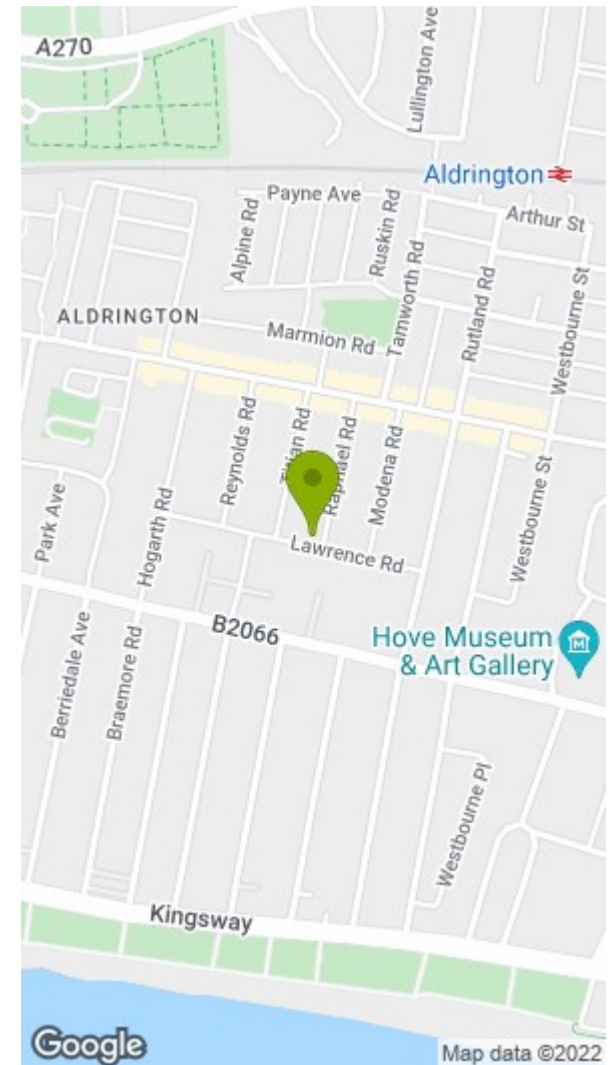
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 805510

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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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 ₂ emissions	
65	72		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	