



Richardson Road  
Hove

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EST. 1990





# Richardson Court, Richardson Road, Hove, BN3 5RB

Guide price £375,000 to £400,000

Located in tranquil surroundings near Richardson Road, Hove, this delightful first-floor flat has two generously sized double bedroom and offers a perfect blend of comfort and convenience.

With a share of the freehold and no onward chain, this property presents an excellent opportunity for both first-time buyers and investors alike. Additionally, the flat includes a garage in the block, offering secure parking for one vehicle, a valuable asset in this desirable area.

As you enter, you are welcomed by a spacious living room that is bathed in natural light, thanks to its south-facing aspect. This inviting space seamlessly opens onto a charming balcony, perfect for enjoying your morning coffee or unwinding in the evening sun. The modern fitted kitchen is well-equipped, making it a joy to prepare meals and entertain guests.

The property boasts a contemporary bathroom, ensuring a refreshing start to your day. Ample storage throughout the flat provides practical solutions for keeping your living space tidy and organised.

In summary, this exceptionally light and well-appointed flat is a rare find in Hove, combining modern living with a serene atmosphere.

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## Location

Richardson Road is situated North of New Church Road and is a little bustling parade that not many people know about but one you'll be glad you found and one you shan't forget - a real hidden gem. You'll find local butchers, organic green grocers, coffee shops, beauty rooms and newsagents all on your doorstep - the very definition of convenience. A more comprehensive range of nearby shops are also close by in Portland Road, along with regular bus services giving direct access to Hove's George Street and Church Road thoroughfare and Brighton city centre.

For the commuters there is a choice of main line train stations just under a mile away in Victoria Road, Portslade and Hove Station that is little over a mile in distance, both have direct links to London Victoria. Within the area there are many parks and recreational areas and of course Hove lagoon where you can enjoy sea front walks. There is also a selection of local, well regarded nursery, primary and middle schools, such as St Christopher's.

## Additional Information

EPC rating: C

Internal measurements: 770.8 Square feet / 71.6 Square metres

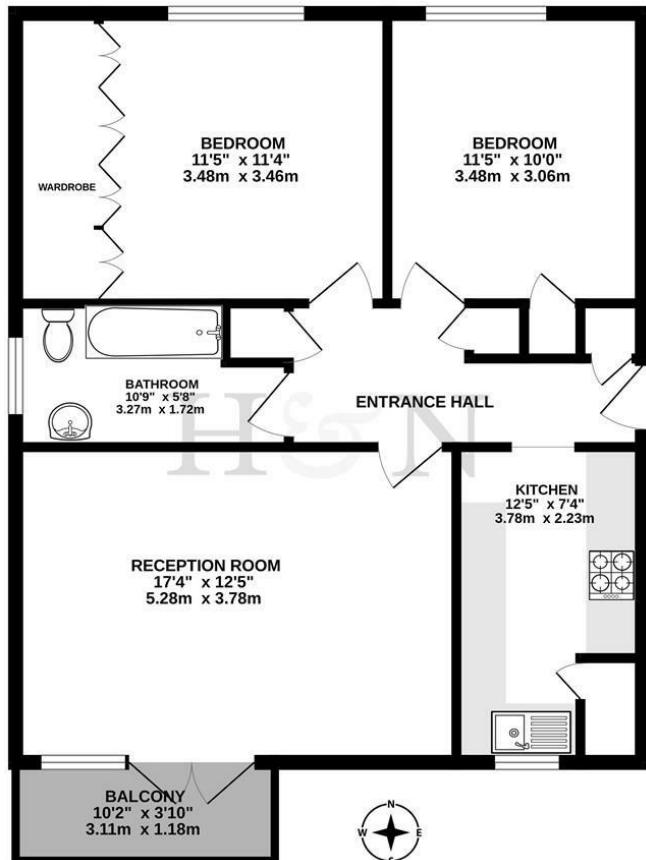
Maintenance charges: £900 per 6 months

Managing agent: Graves Son & Pilcher

Tenure: Share of Freehold - Lease 971 years remaining.

Council tax band: C

Parking Zone: W



TOTAL FLOOR AREA: 771sq.ft. (71.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

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**VERY IMPORTANT NOTES**

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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