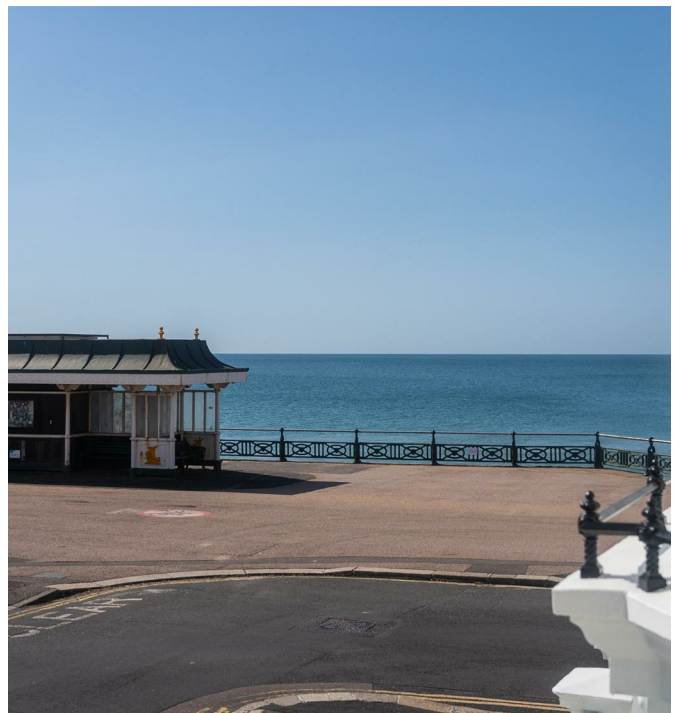


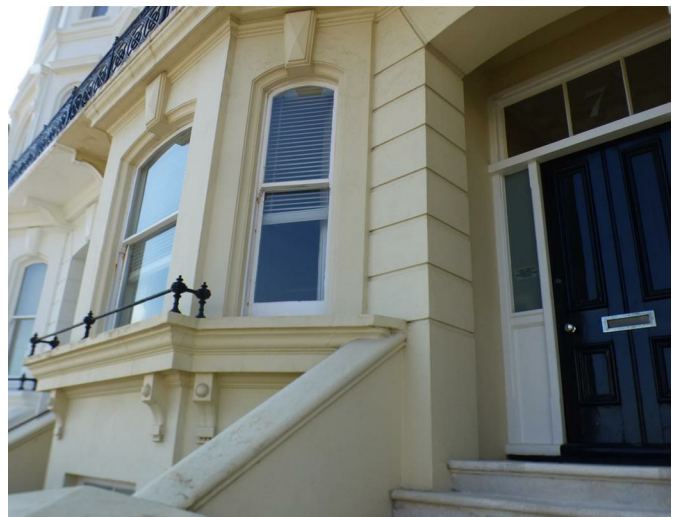
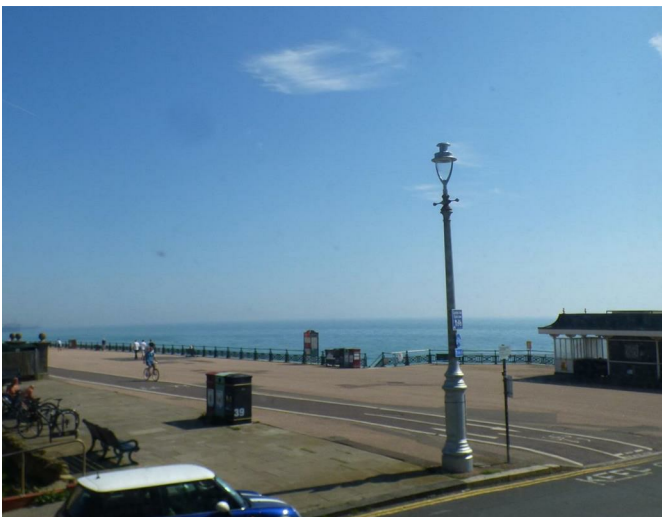


Medina Terrace
Hove

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EST. 1990





Ground Floor Flat, Medina Terrace, Hove, BN3 2WL

£500,000

A large one bedroom, ground floor apartment in an attractive stucco-fronted Grade II listed, Regency building overlooking Medina-Lawns with open and far reaching views to the sea and Brighton Pier.

This rarely available property is in a beachside location, a bright and airy ground floor flat with uninterrupted sea views from the impressive reception room where there are period features that include an original ceiling rose, cornice and marble fireplace. The kitchen and bathroom are recently fitted with integral appliances. This property is sold with a share of the freehold interest and no onward chain.

Location

Medina Terrace is one of Hove's most sought after locations forming part of the Cliftonville conservation area. This property is situated overlooking the prestigious Medina-Lawns and sea front, an outstanding area with easy access to the King Alfred Leisure Centre, local restaurants, eateries and bus routes.

Church Road thoroughfare with its boutiques and wine bars are very close in addition to George Street's main shopping area, Hove mainline train Station is approximately 0.8 miles in distance. Ideally positioned next to the seafront and promenade but yet far enough away to enjoy a quiet tranquil setting, this location really does have it all!

Accommodation

There are steps up to this grand entrance with the apartment front door at the same level, the reception room is exceptional with original period features that include the ceiling cornice, ceiling rose and solid marble fire surround. Direct sea views can be seen through the front aspect original sash windows and with this elevated position you can see along Hove promenade opposite.

The kitchen has appliance space and provision for a fridge freezer, there is an integrated dishwasher and washer dryer, the bathroom is fully tiled with a modern suite, in the bedroom there is full height built in double wardrobes and a further storage cupboard.

Additional Information

EPC: B

Internal measurement: 673 Square feet / 63 Square metres

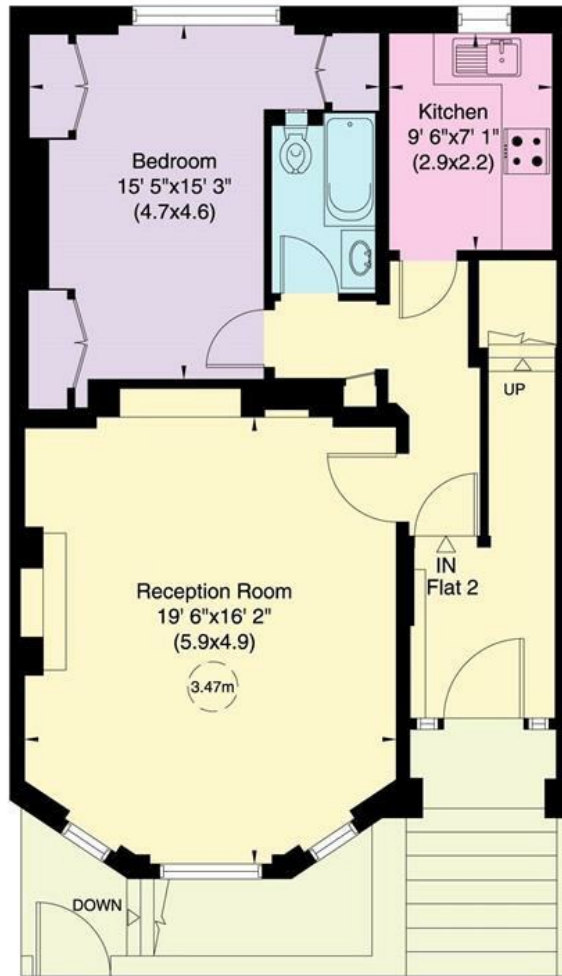
Heating: Gas central heating to radiators, Worcester combination boiler, annually serviced.

Tenure: Share of Freehold - Lease 125 years from 25th March 2004

Maintenance charges: approx. £2,500 per annum

Council tax band: B

Residents permit parking: Zone N



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



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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