

Berriedale House
Hove

HEALY & NEWSOM

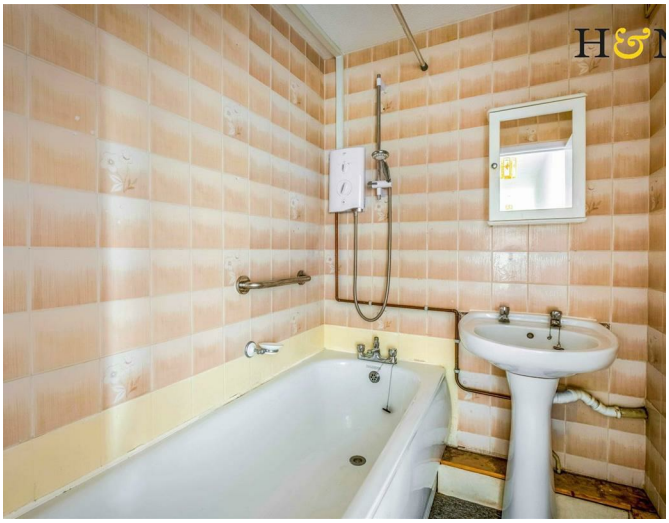
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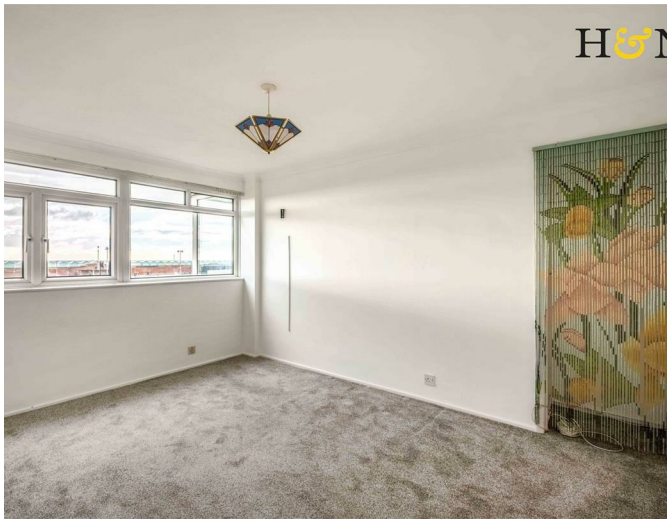












Berriedale House, Hove, BN3 4HD

£325,000

A delightful first-floor flat located on Kingsway and in a welcoming community in Hove. This charming apartment boasts two spacious double bedrooms, living room with balcony and garage, making it an ideal choice for couples or small families seeking comfort and convenience by the sea.

As you enter the property, you are greeted by an inviting entrance hall featuring three built-in storage cupboards, perfect for keeping your living space tidy. The generous living room is a highlight, offering direct access to a south-facing balcony where you can enjoy stunning views of the sea and the picturesque Hove seafront. This outdoor space is perfect for relaxing or entertaining while soaking in the coastal atmosphere.

The kitchen is equipped with a range of wall and base units, providing ample storage and workspace. It also includes space for essential appliances such as a washing machine, electric cooker, and fridge freezer, making it a practical area for culinary enthusiasts.

One of the standout features of this property is that it a well managed building with a Share of Freehold, which grants you a sense of ownership and stability. Furthermore, there is a resident caretaker within the building to provide assistance, maintaining the communal areas to an excellent standard and providing enhanced security. The property has no onward chain, assisting with a smoother and quicker process for those eager to make this lovely flat their new home.

This exceptional property is situated near the new Hove Beach Park development, where residents can enjoy a variety of recreational activities, including paddle tennis and skate parks, all within easy reach. With its crisp white décor and breath-taking views, this flat offers a unique opportunity to embrace coastal living in one of Hove's most sought-after locations.

Location

Berriedale House is positioned on the corner of Berriedale Avenue and the Kingsway (A259), a convenient and enviable location due to its proximity to local amenities. Opposite the flat is Hove seafront, Lawns and Lagoon, there is a great sense of community in this area with Wish Park nearby as is Rockwater and Babble hospitality venues situated on the seafront. Hove esplanade and Hove Beach Park development is directly opposite Berriedale House. This inclusive space features an outdoor sports hub with a café and terrace, beautifully landscaped grounds, wheeled-sports areas (including a skate plaza), a pump track and a roller area, as well as paddle and tennis courts.

This convenient location is approximately 1.7 miles in distance from Hove station with two fast links to London; the city centre of Brighton is fifteen minutes away by bus with approximately one bus leaving the area every few minutes.

Hove Museum and Art Gallery are located nearby on the corner of New Church Road and Church Road leading to Hove’s main thoroughfare and shopping district. Local shops include the parade in Richardson Road which is less than half a mile in distance, more comprehensive shops and eateries can be found in and around George Street, Church Road and Blatchington Road, there are also shops and local businesses in nearby Portland Road and Boundary Road.

Additional Information

(Outgoings as advised by our client)
EPC rating: C
Internal measurements: 782 Square feet / 72.7 Square metres (Garage 150 sq ft/ 13.9 sq m)
Tenure: Leasehold with a Share of Freehold - Approx. 274 years remaining
Maintenance charges: £3,200 per annum
Garage: The garage is located in a secure communal carpark to the rear, also situated here is a residents secure bike storage room.
Council tax band: C
Parking zone: W

Berriedale House

Approximate Gross Internal Area = 72.7 sq m / 782 sq ft
Garage = 13.9 sq m / 150 sq ft
Total = 86.5 sq m / 931 sq ft

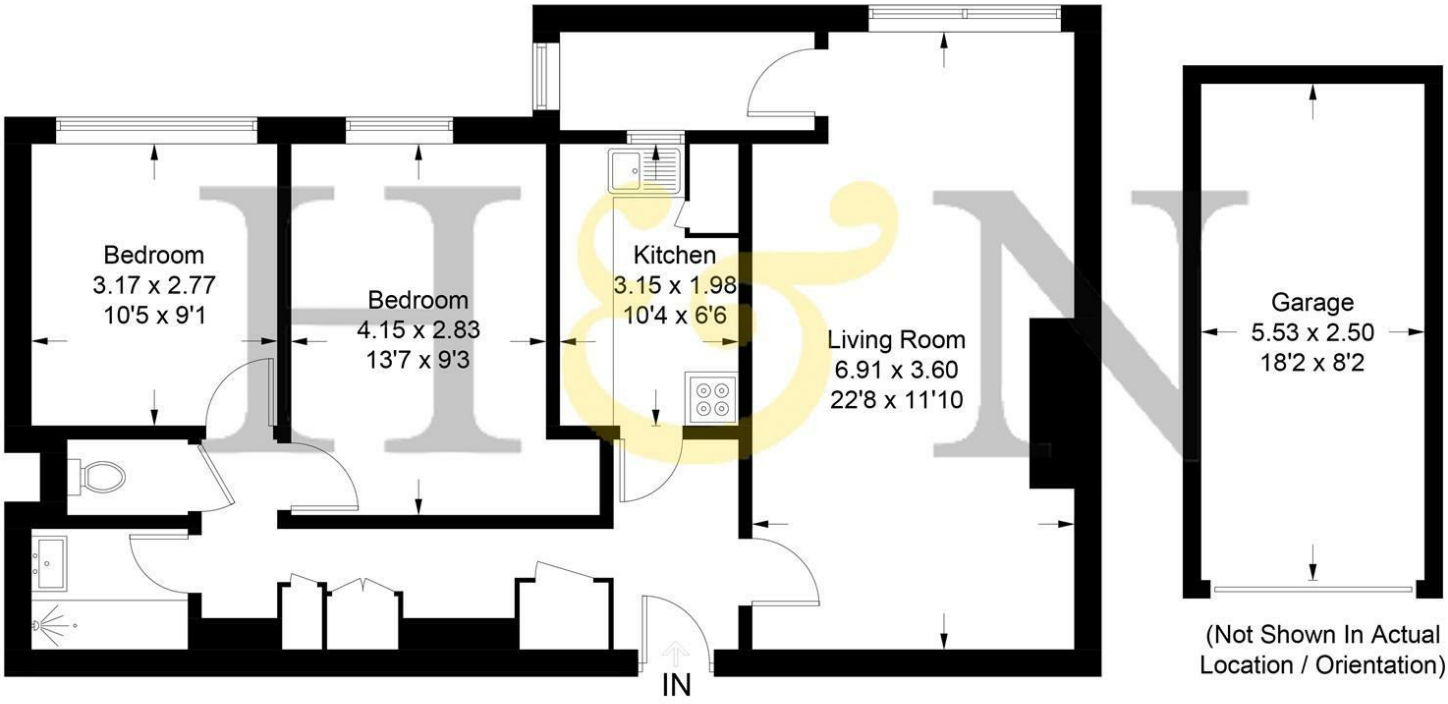


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1346435)







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 an 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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