



A BEAUTIFULLY PRESENTED,  
FURNISHED, FIRST FLOOR (REAR)  
studio flat in a converted period  
building located in this highly  
sought after address. The  
accommodation comprises  
entrance hall, STUDIO ROOM,  
MODERN KITCHEN AREA, SHOWER  
ROOM, EPC E.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- WELL PRESENTED
- FIRST FLOOR REAR STUDIO FLAT
- CONVERTED PERIOD BUILDING
- HIGHLY SOUGHT AFTER LOCATION
- OFF WESTERN ROAD, HOVE
- STUDIO ROOM WITH BAY WINDOW
- MODERN KITCHEN AREA
- LUXURY SHOWER ROOM





## **FIRST FLOOR (REAR)**

### **ENTRANCE HALL**

High Level multi glass pane window, entry phone system, cupboard housing electric trips.

### **SHOWER ROOM**

Fitted with white suite comprising tiled shower cubicle, wash hand basin with mixer tap and cupboard under, low level WC with concealed cistern, fitted mirror, recessed downlighting, tiled walls, tiled floor, chrome ladder style heated towel rail, extractor fan.

### **STUDIO ROOM**

Four sash windows to bay with secondary glazing, recessed downlighting.

### **KITCHEN AREA**

Modern fitted kitchen with electric oven and hob, extractor fan, fridge/freezer. (Please note there is no plumbing for a washing machine, Launderette nearby.

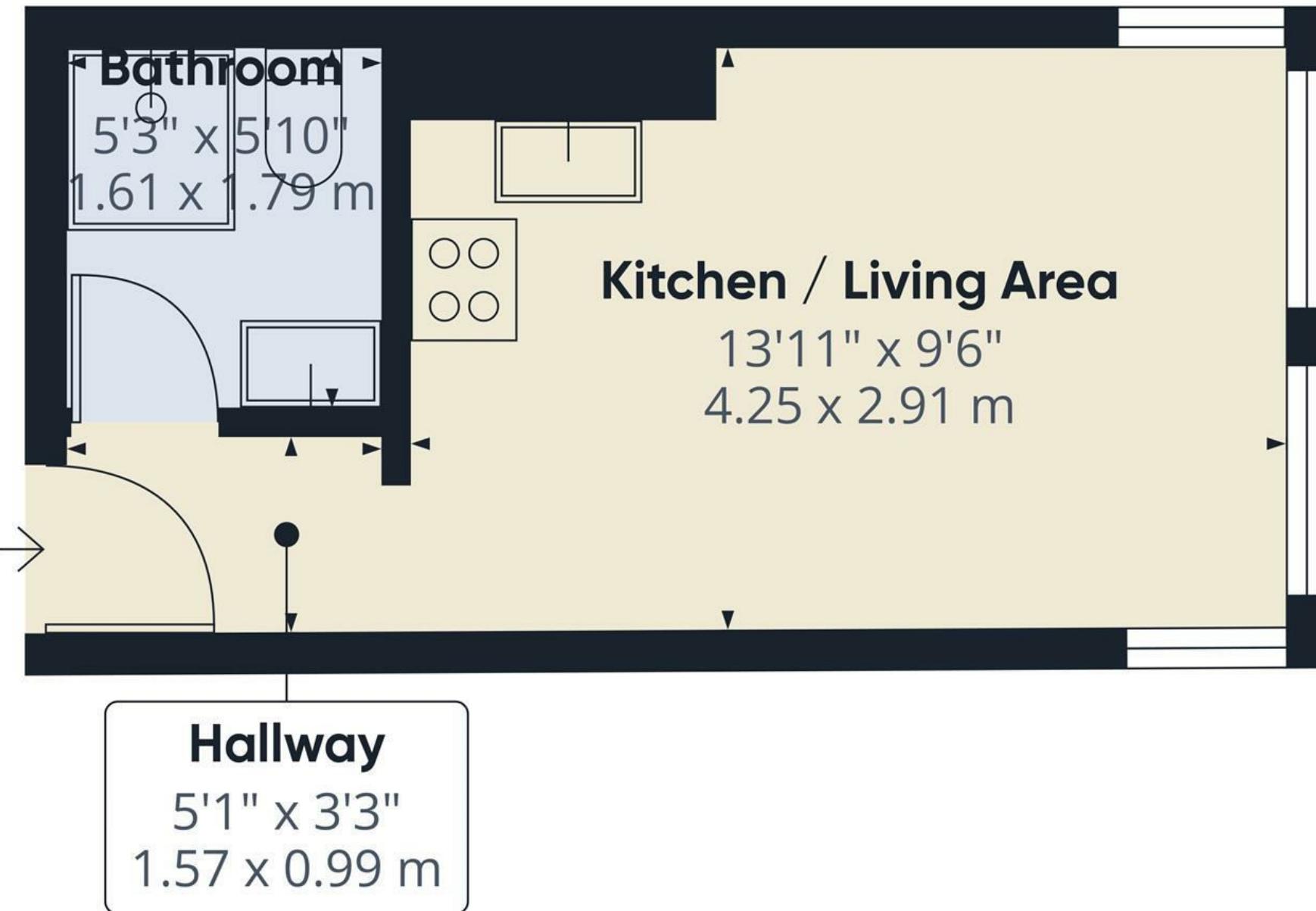
### **ADDITIONAL INFORMATION**

Lease -

Maintenance -

Ground Rent -

Council Tax Band A £1,637.19



Approximate total area<sup>(1)</sup>

178 ft<sup>2</sup>

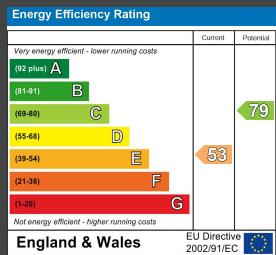
16.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE (EPC)



**Council Tax Band:** A  
**Maintenance:** n/a  
**Lease Length:** n/a  
**Ground Rent:** n/a

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