



A SPACIOUS TWO BEDROOM FIRST AND SECOND FLOOR MAISONETTE located in SOUGHT AFTER POETS CORNER and CLOSE TO HOVE STATION. The property comprises OWN STREET ENTRANCE, SPACIOUS LOUNGE WITH BAY WINDOW, KITCHEN/BREAKFAST ROOM, BATHROOM, GAS CENTRAL HEATING, EPC D.

- SOUGHT AFTER POETS CORNER LOCATION
- OWN STREET ENTRANCE
- TWO DOUBLE BEDROOMS
- SPACIOUS MAISONETTE
- CONVERTED PERIOD BUILDING
- LOUNGE
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- BATHROOM







## **GROUND FLOOR**

### **ENTRANCE**

Own street entrance with stairs leading to:

### **FIRST FLOOR**

#### **LOUNGE**

Three East aspect double glazed windows to bay, ceiling coving, radiator.

#### **KITCHEN**

Modern open plan kitchen/breakfast room, double glazed window to side.

#### **BATHROOM**

Fitted with white suite.

#### **BEDROOM 2**

Double bedroom, double glazed window, radiator.

### **SECOND FLOOR**

#### **BEDROOM 1**

Double glazed window, loft style room with fitted cupboards.

### **ADDITIONAL INFORMATION**

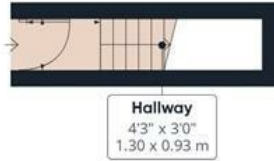
Lease - Approximately 77 years, vendor in negotiations to extend to 167

Maintenance - 60% of outgoings £1500 pa

Ground Rent - £125

Council Tax Band C - £2,182.92





Ground Floor



Floor 1



Floor 2



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

841 ft<sup>2</sup>

78.1 m<sup>2</sup>

**Reduced headroom**

40 ft<sup>2</sup>

3.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

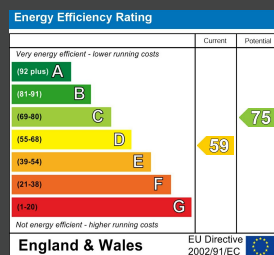
Below 5 ft/1.5 m

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)



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