



37 HOLLAND ROAD, HOVE, BN3 1JE

SHARE OF FREEHOLD £150,000

A WELL PRESENTED lower ground floor STUDIO FLAT in SOUGHT AFTER BRUNSWICK TOWN off HOVE SEAFRONT. The accommodation comprises entrance hall, STUDIO ROOM WITH RECESSED BED AREA, FITTED KITCHEN, BATHROOM, SHARE OF FREEHOLD, 31 SQUARE METERS, NO CHAIN, EPC E.

- IDEAL FIRST TIME BUY OR BUY TO LET
- PREVIOUSLY LET AT £10,200 p.a. 6.8% GROSS RETURN
- LOWER GROUND FLOOR
- CONVERTED PERIOD BUILDING
- LOCATED OFF HOVE SEAFRONT
- WEST ASPECT STUDIO ROOM
- FITTED KITCHEN
- RECESSED BED AREA
- BATHROOM
- SHARE OF FREEHOLD





LOWER GROUND FLOOR

ENTRANCE HALL.

Entry phone system.

BATHROOM

Fitted with white suite comprising panelled bath with centralised taps, electric shower over and screen to side, pedestal wash hand basin with mixer tap, low level close coupled WC. part tiled walls..

KITCHEN

Modern fitted kitchen comprising a range of eye level wall cupboards and base cupboards, wooden worktop with tiled surround, stainless steel sink unit with mixer tap, electric oven, electric hob with extractor fan over, plumbed space for washing machine, space for further appliance..

STUDIO ROOM

Two West aspect sash windows, further West aspect sash window recessed bed area.

INTERNAL BED AREA

Off STUDIO ROOM

ADDITIONAL INFORMATION

Lease - 993 years Share of Freehold

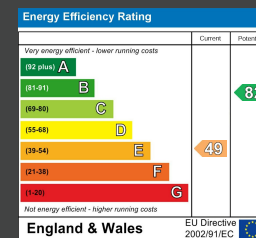
Maintenance - £850 P.A.

Ground Rent - £0

Council Tax Band A - £1,637.19



ENERGY PERFORMANCE CERTIFICATE (EPC)



DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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