



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.

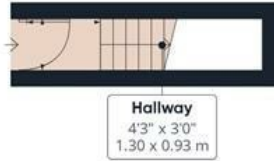
ADDITIONAL INFORMATION

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⁽¹⁾

841 ft²

78.1 m²

Reduced headroom

40 ft²

3.7 m²

(1) Excluding balconies and terraces

Reduced headroom

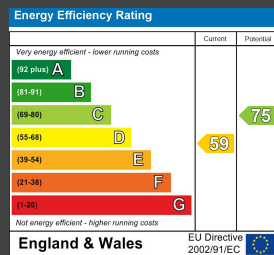
Below 5 ft/1.5 m

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)



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.

Tel: 01273 323000
Email: sales@brices.co.uk
www.brices.co.uk

360°
brices
VIRTUAL VIEWINGS

brices
sales & lettings