



A BEAUTIFUL AND STYLISH two bedroom apartment in a CONVERTED GRADE I LISTED BUILDING located on HOVE'S FINEST SEAFRONT SQUARE. The accommodation comprises SPACIOUS LOUNGE, FITTED KITCHEN, UTILITY ROOM, BATH/SHOWER ROOM, EN SUITE, COMMUNAL GARDEN, EPC C.

- VIRTUAL REALITY AND FLOORPLAN
- STUNNING PERIOD APARTMENT
- CONVERTED GRADE I LISTED BUILDING
- HOVE'S FINEST SEAFRONT SQUARE
- SPACIOUS LOUNGE
- SEPARATE FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM AND EN SUITE
- UTILITY ROOM
- COMMUNAL GARDEN





## **FIRST FLOOR REAR**

### **ENTRANCE HALL**

Stairs to SECOND FLOOR, sash window.

## **SECOND FLOOR**

### **LANDING**

'Velux skylight'.

### **BATH/SHOWER ROOM**

Fitted with modern white suite comprising free standing bath with centralised mixer tap with shower attachment, tiled wet room shower with wall mounted mixer tap and shower attachment, wash hand basin with wall mounted mixer tap, low level close coupled WC, recessed downlighting, part tiled walls, tiled floor, chrome ladder style heated towel rail, extractor fan, 'Velux' skylight.

### **HALLWAY**

Recessed downlighting, loft hatch, video entry phone, 'Karndean' flooring, column radiator.

### **LOUNGE**

Multi pane windows overlooking COMMUNAL GARDEN, feature cast iron fireplace with stone hearth, shelving to recess, recessed downlighting, 2 wall uplighters, 'Karndean' flooring, column radiator.

### **KITCHEN BREAKFAST ROOM**

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, granite working surfaces and splashbacks, inset sink unit with mixer tap, electric oven, gas hob with stainless steel splashback and extractor hood over, dishwasher, fridge, freezer, cupboard housing boiler, recessed downlighting, column radiator, feature glass block window to HALLWAY, double aspect, South and East windows.

### **BEDROOM 1**

South aspect multi pane windows, feature cast iron fireplace, recessed downlighting, five wall uplighters, cupboard, 'Karndean' flooring, door to:

### **EN SUITE SHOWER ROOM**

Fitted with white suite comprising tiled shower cubicle with wall mounted mixer tap and shower attachment, wash hand basin with wall mounted mixer tap, low level close coupled WC, recessed downlighting, tiled walls, chrome ladder style heated towel rail, extractor fan.

### **BEDROOM 2**

Multi pane windows overlooking COMMUNAL GARDEN, picture rail, feature cast iron fireplace surround, fitted wardrobe, further cupboard to recess, two wall uplighters, recessed downlighting, 'Karndean' flooring, column radiator.

### **UTILITY ROOM**

Window, worktop with cupboards under, plumbed space for washing machine, ceiling spotlight, chrome ladder style heated towel rail, part tiled walls, tiled floor, feature glass block window to staircase.

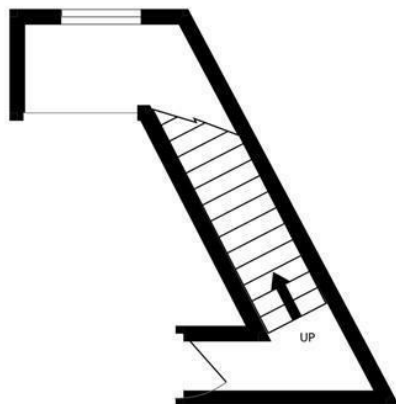
## **EXTERNAL**

### **COMMUNAL GARDEN**

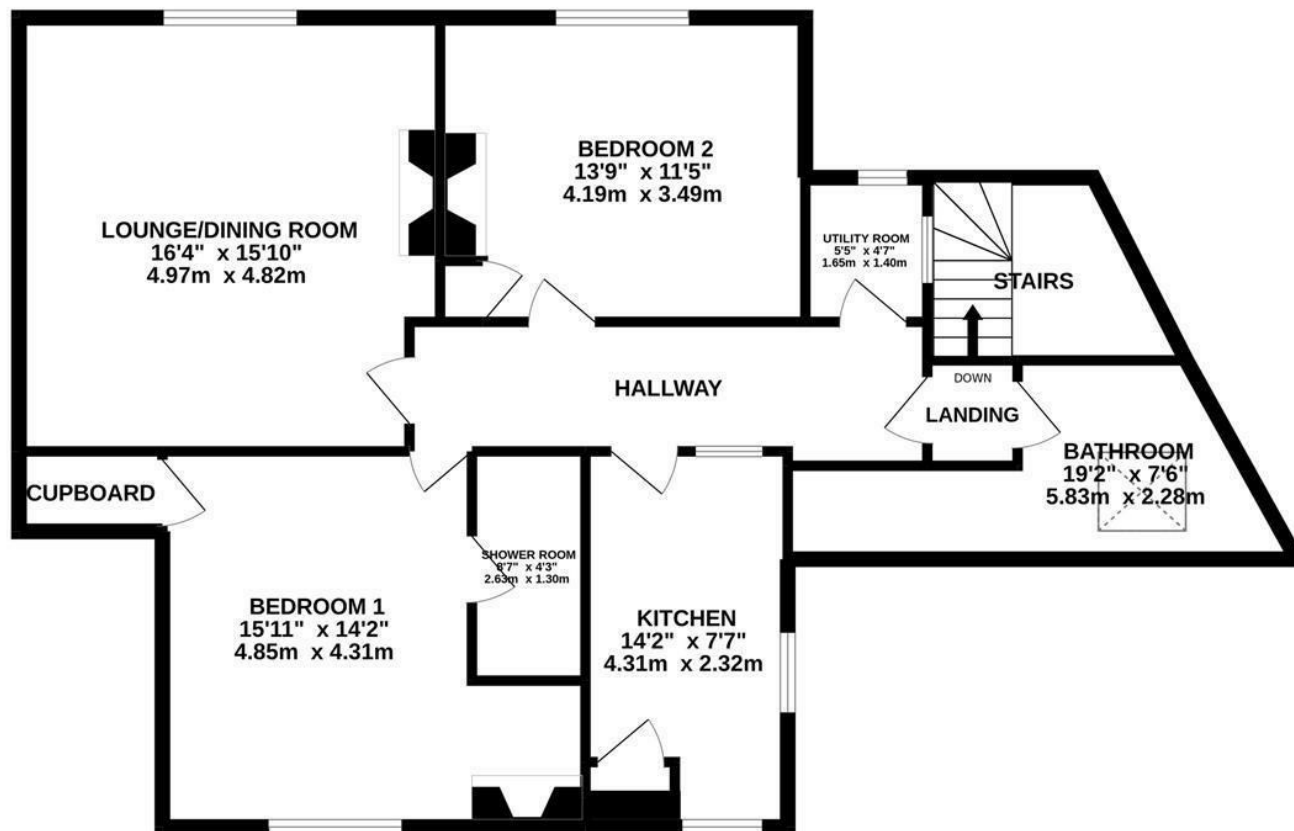
Lawned with borders.

**COUNCIL TAX BAND C - £2,182.92**

FIRST FLOOR



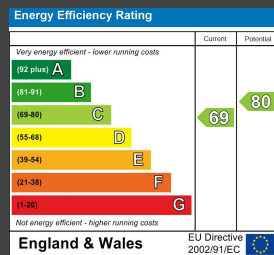
SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE CERTIFICATE (EPC)



**Council Tax Band: C**

**Maintenance: n/a**

**Lease Length: n/a**

**Ground Rent: n/a**

Tel: 01273 323000

Email: [sales@brices.co.uk](mailto:sales@brices.co.uk)

[www.brices.co.uk](http://www.brices.co.uk)

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