



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.

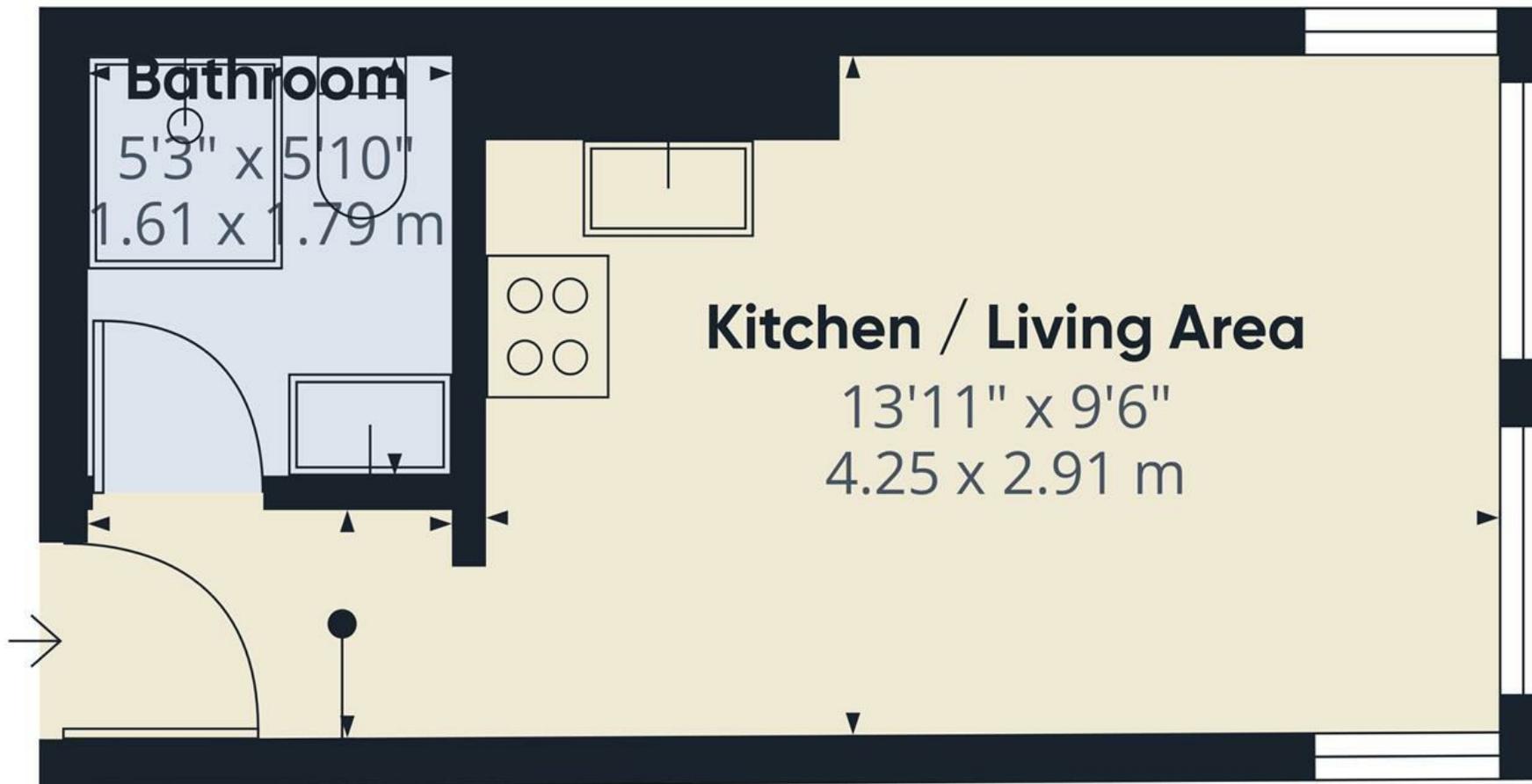
ADDITIONAL INFORMATION

Lease - 125 years from 2017 115 years remaining

Maintenance - £1,364.28

Ground Rent - £200 P.A.

Council Tax Band A - £1,719.63



Bathroom
5'3" x 5'10"
1.61 x 1.79 m

Kitchen / Living Area
13'11" x 9'6"
4.25 x 2.91 m

Hallway
5'1" x 3'3"
1.57 x 0.99 m

Approximate total area^m
178 ft²
16.6 m²

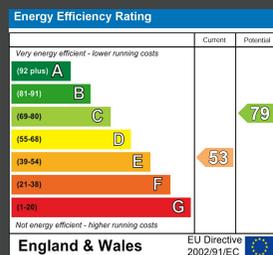
(1) Excluding balconies and terraces

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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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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