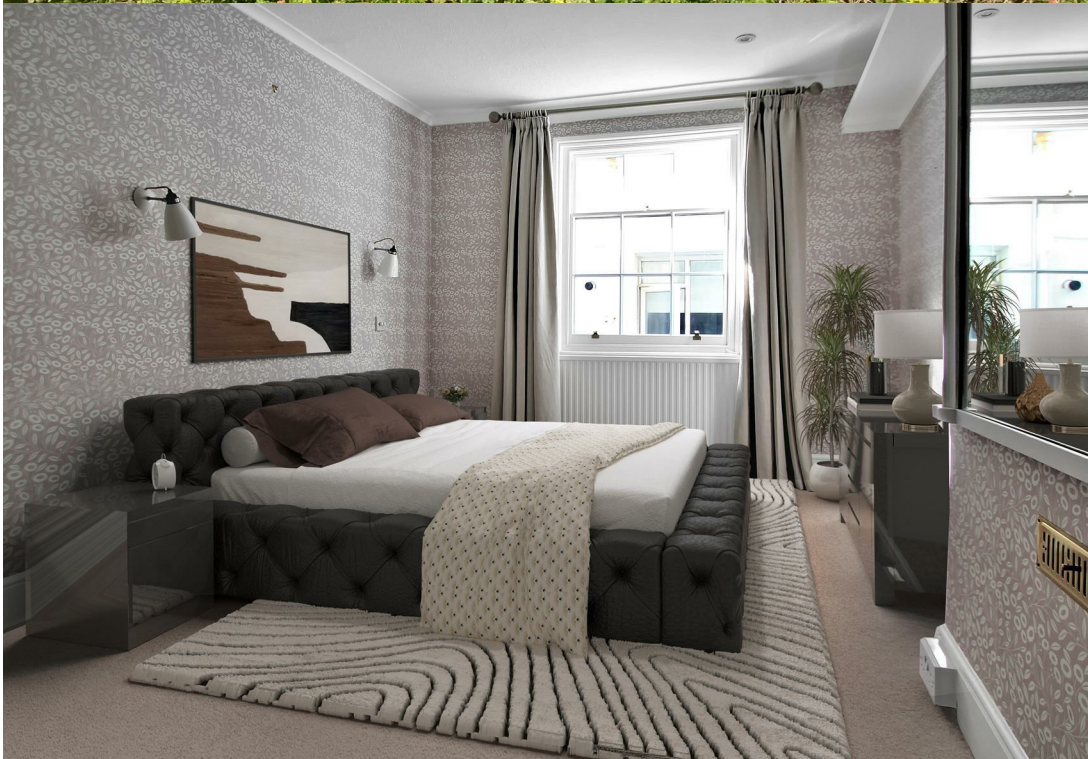




A RAISED GROUND FLOOR three bedroom flat in a CONVERTED GRADE I LISTED BUILDING located on HOVE'S FINEST SEAFRONT SQUARES, The accommodation comprises, 26' LOUNGE with PERIOD FEATURES, VIEW OVER SQUARE GARDENS TO THE SEA, FITTED KITCHEN, BATHROOM, GCH, SHARE OF FREEHOLD, NO ONGOING CHAIN, EPC C.

- BEAUTIFULLY PRESENTED
- CONVERTED GRADE I LISTED BUILDING
- HOVE'S FINEST SEAFRONT SQUARE
- 26' LOUNGE/DINING ROOM
- MODERN FITTED KITCHEN
- THREE BEDROOMS
- BATH/SHOWER ROOM
- PERIOD FEATURES AND CHARM
- VIEWS ACROSS SQUARE TO THE SEA





GROUND FLOOR

ENTRANCE HALL

Ceiling coving, recessed downlighting, dado rail, linen cupboard, understairs storage cupboard.

LOUNGE/DINING ROOM

Two sash windows with views over the square gardens to the sea, ornate ceiling coving and rose, feature fireplace with gas fire (currently disconnected), shelving to chimney recess, further shelving, high skirting, open square arch with columns to sides to:

KITCHEN

Modern fitted kitchen with eye level wall cupboards and base cupboard and drawer units, granite worktops, tiled surround, 'Belfast' sink with mixer tap, appliances to include electric oven, four ring gas hob with stainless steel extractor hood over, washing machine, fridge/freezer. Ceiling coving, sash window, feature leaded light window to ENTRANCE HALL, tiled floor.

BEDROOM 3

Two windows, recessed downlighting.

BATH/SHOWER ROOM

Fitted with white suite comprising tiled shower cubicle, roll edge claw foot bath, pedestal wash basin with mixer tap and fitted mirror over, low level close coupled WC, recessed downlighting, part tiled walls, tiled floor, chrome ladder style heated towel rail, frosted sash window.

BEDROOM 2

Sash window, ceiling coving, fitted wardrobes, mirror, two wall lights.

BEDROOM 1

Sash window, fitted wardrobes, storage cupboard, ceiling spotlights.

EXTERNAL

STORAGE CUPBOARD

Located off communal staircase.

IN THE OWNERS WORDS

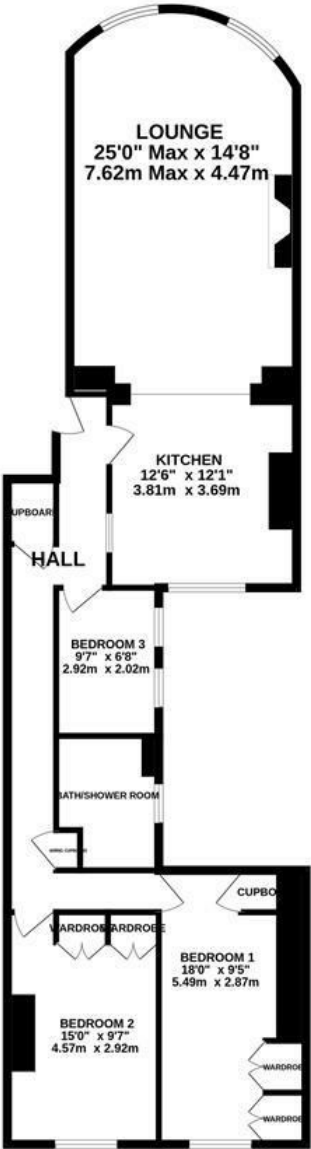
When I lived there I never felt 'hemmed in' as the gardens and the beach were 'my garden'. Working from home I would have the windows wide open listening to the seagulls and the sounds of the seaside, I would often take a coffee or my lunch and lie in the garden for an hour at lunchtime, I would run along the promenade every morning, sometimes right down to the marina and back and in the summer months I would then jump in the sea for a swim. I felt so privileged to live in such a spectacular position where I had a garden I didn't have to look after and a 'swimming pool' 2 minutes from my front door. At 6.30am there was hardly anyone else in the sea and it felt like my private space.

COUNCIL TAX BAND E - £2,857.63

Full Description

A RAISED GROUND FLOOR three bedroom flat in a CONVERTED GRADE I LISTED BUILDING located on HOVE'S FINEST SEAFRONT SQUARES, The accommodation comprises entrance hall, 26' LOUNGE with PERIOD FEATURESVIEW OVER SQUARE GARDENS TO THE SEA, FITTED KITCHEN, BATHROOM, GAS CENTRAL HEATING, SHARE OF FREEHOLD, NO ONGOING CHAIN, EPC C, MUST BE SEEN.

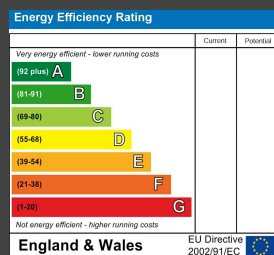
GROUND FLOOR



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: E

Maintenance: n/a

Lease Length: n/a

Ground Rent: n/a

Tel: 01273 323000

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www.brices.co.uk

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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