



FURZE HILL COURT FURZE HILL, HOVE, BN3 1PG

LEASEHOLD - SHARE OF
FREEHOLD £350,000



Nestled in the charming area of Furze Hill, Hove, this delightful flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in a vibrant community.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home. This inviting space is perfect for relaxation or entertaining guests, providing a warm atmosphere to unwind after a long day. The flat features a well-appointed kitchen and shower room with separate WC ensuring that all your daily needs are met with ease.

The location of this property is particularly appealing, as Furze Hill is a sought after location with good proximity to local amenities. Residents can enjoy easy access to shops, cafes, and St Ann's Well Gardens, making it a wonderful place to live. Additionally, the nearby transport links provide excellent connectivity to the rest of Hove and beyond, the train station is approximately one mile.

This flat presents a fantastic opportunity for those looking to settle in a desirable area of Hove. With its practical layout and inviting atmosphere, it is a property that truly feels like home.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- STYLISH AND BEAUTIFULLY PRESENTED
- TWO DOUBLE BEDROOMS
- LOUNGE/DINING ROOM WITH BALCONY
- MODERN FITTED KITCHEN
- SHOWER ROOM + SEPARATE WC
- ENGINEERED OAK FLOORING
- PASSENGER LIFTS
- SHARE OF FREEHOLD
- A MUST VIEW PROPERTY TO APPRECIATE





FIFTH FLOOR

ENTRANCE HALL

Recessed downlighting, security entry phone system, storage cupboard, further cupboards housing electric meter and trip switches, engineered oak flooring, radiator.

SEPARATE WC

Fitted with white suite comprising WC with concealed cistern, wash hand basin with mixer tap, recessed downlighting, part tiled walls, engineered oak flooring, wooden door, frosted double glazed window.

BEDROOM 1

Double glazed windows, ceiling coving, ceiling spotlights, free standing bedroom furniture comprising wall cupboard with drawer units under and wardrobes to sides, engineered oak flooring, wooden door, radiator.

SHOWER ROOM

Modern fitted white suite comprising tiled shower cubicle with fixed and flexible shower heads, wash hand basin with mixer tap and drawers under, recessed downlighting, tiled walls tiled floor, chrome ladder style heated towel rail, recessed shelving, wooden door, double glazed window with distant views to South Downs National Park.

LOUNGE/DINING ROOM

Double glazed windows, double glazed door to BALCONY, ceiling coving, engineered oak flooring, wooden door with four glass panels, radiator.

BALCONY

South/East aspect.

KITCHEN

Modern fitted kitchen comprising eye level wall cupboards and base cupboards, wood effect worktops with tiled surround, ceramic one and a quater bowl single drainer sink unit with mixer tap, electric oven, gas hood with extractor hood over, plumbed space for washing machine and dishwasher, space for fridge/freezer, ceiling spotlights, tiled floor, wooden door with four glass panels, double glazed window with distant views to the coast and South Downs National Park.

BEDROOM 2

Double glazed window, ceiling coving, cupboard housing recently installed combination boiler, free standing wardrobe, engineered oak flooring, wooden door with four glass panels, radiator.

EXTERNAL

COMMUNAL GARDEN

Lawned with mature planting and pond.

ADDITIONAL INFORMATION

Lease - 999 years from 1969 - Share of Freehold

Maintenance - £2,840

Ground Rent - £0

Council Tax Band C - £2,182.92





Shower Room

5'4" x 7'5"
1.63 x 2.28 m

Kitchen

8'7" x 7'6"
2.64 x 2.29 m

Bedroom

10'11" x 10'11"
3.33 x 3.33 m

Hallway

6'7" x 10'0"
2.03 x 3.07 m

WC

3'10" x 3'1"
1.18 x 0.95 m

Hallway

14'11" x 2'10"
4.55 x 0.87 m

Approximate total area⁽¹⁾

670 ft²
62.4 m²

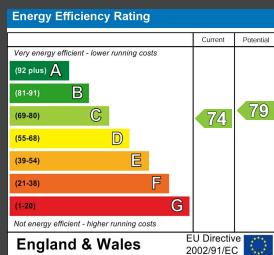
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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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