









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 quarter 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









Approximate total area<sup>m</sup>

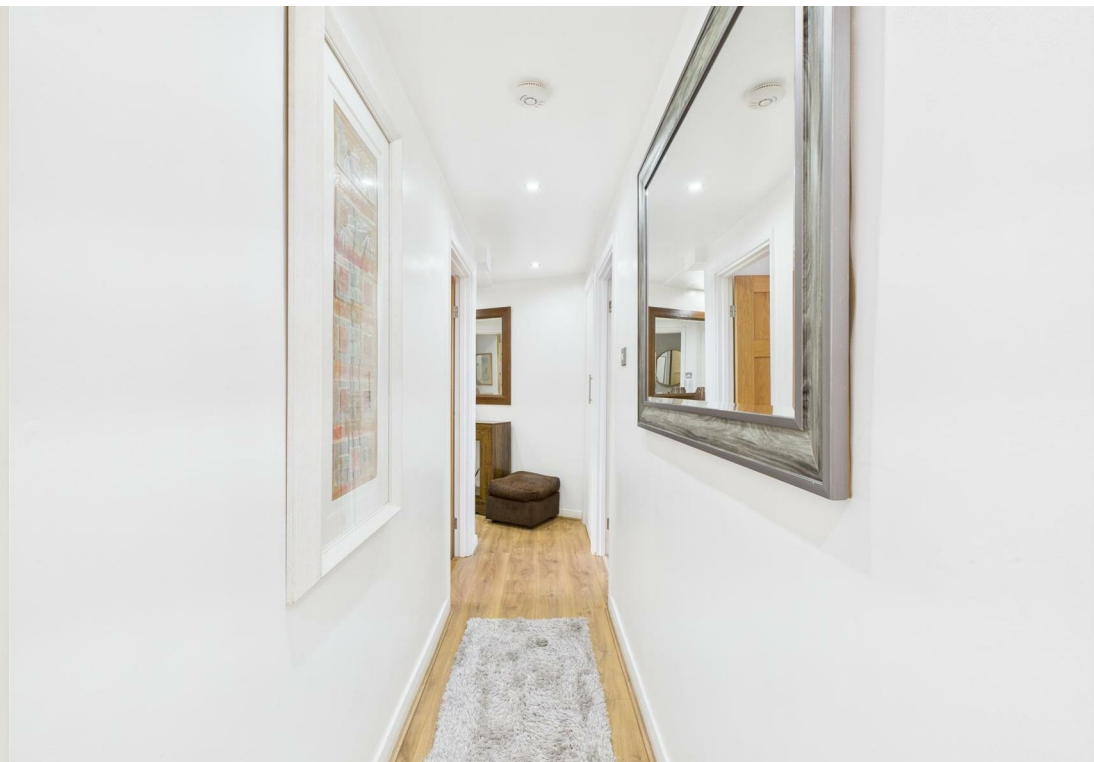
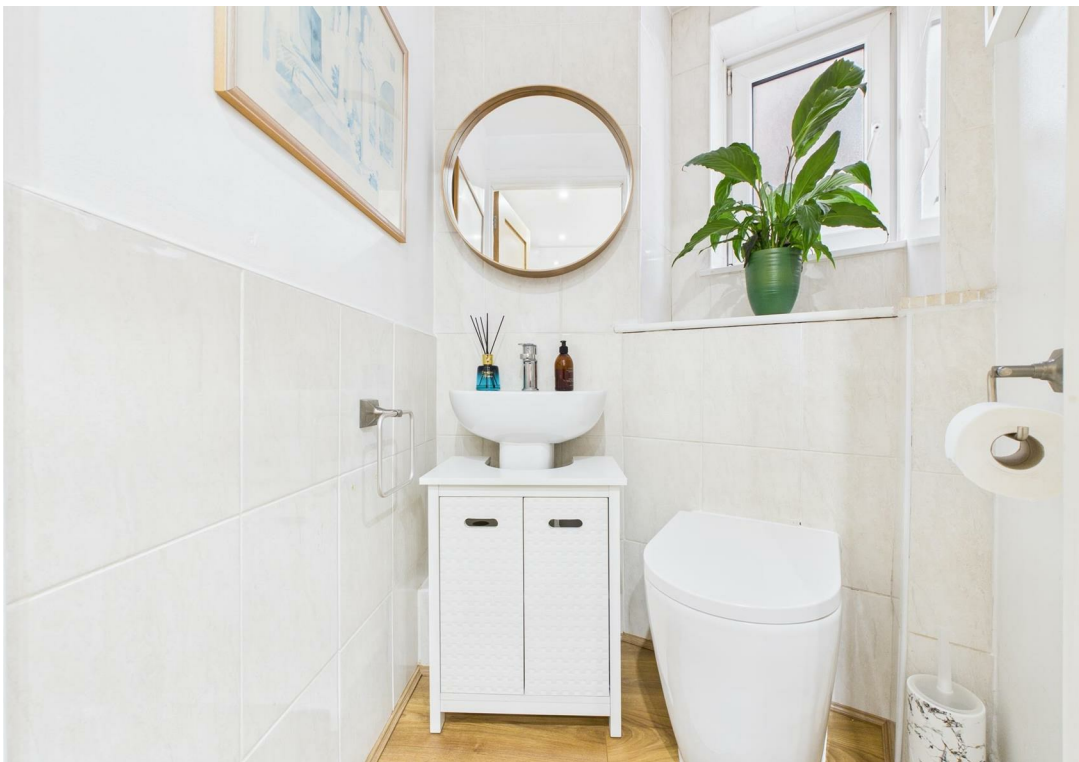
670 ft<sup>2</sup>

62.4 m<sup>2</sup>

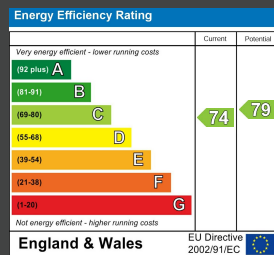
(1) Excluding balconies and terraces

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)



## DISCLAIMER

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