



Flat 1, 35 Bigwood Avenue

Hove BN3 6FP

Asking Price Of £275,000
Leasehold

- DOUBLE BEDROOM
- OFF ROAD PARKING
- MODERN WHITE BATHROOM SUITE
- VICTORIAN PROPERTY
- HIGH CEILINGS
- GROUND FLOOR
- REAR ENTRANCE
- LOCAL TO HOVE STATION AND SEVEN DIALS

Forming half of the ground floor of this semi-detached period property being offered in good decorative order with a double bedroom, modern white bathroom suite and separate living room. The property also benefits from off road parking and gas central heating.

The accommodation with approximate room measurements comprises;

ENTRANCE HALL Space for coats and shoes. Inner porch for storage, phone entry system.

LIVING ROOM Sash windows overlooking front, radiator.

KITCHEN Incorporating stainless steel sink unit with laminate worktop and cupboards under with eye level matching cupboards above, four ring hob with hood over, space for washing machine, tiled splashback, gas fired boiler, radiator, door to rear entrance and sash window.

BEDROOM Double size with radiator and double glazed UPVC window overlooking parking space.

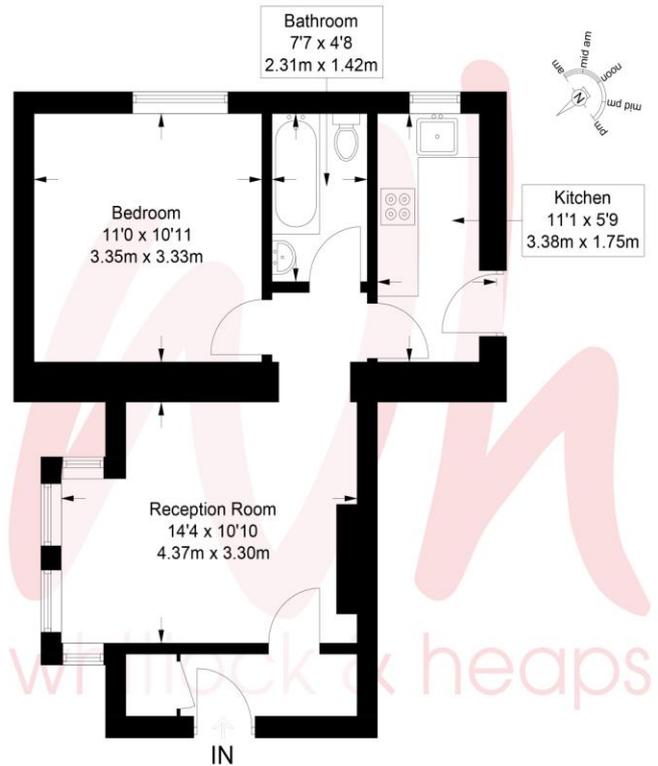
BATHROOM White bathroom suite comprising panelled bath with mixer tap and shower over, shower screen, wash basin with cupboard under, low level w.c, double glazed UPVC window, tiled walls, heated towel rail.

OUTSIDE Off road allocated parking offering rear entrance into flat.

OUTGOINGS

Lease 175 years
 Service charge (including reserve fund) £2,452
 No ground rent

Council Tax band A as taken from the Brighton and Hove Council Website. We recommend you do your own checks and cannot be held accountable for the information detailed.



Ground Floor

Approximate Gross Internal Area = 443 sq ft / 41.2 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Whitlock and Heaps 2021

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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