



21 Petworth House, Chatsworth Square,  
Davigdor Road, Hove, BN3 1WG

Asking Price Of £350,000

- TWO DOUBLE BEDROOMS
- BATHROOM
- ENSUITE SHOWER ROOM
- KITCHEN
- LIVING/DINING ROOM
- ALLOCATED PARKING SPACE
- NO ONWARD CHAIN
- CENTRAL LOCATION

Whitlock and Heaps are delighted to offer for sale this immaculate apartment forming part of a purpose built block and offering good sized two bedroom accommodation with an ensuite shower room to the master bedroom, double aspect living room and separate kitchen. The flat also benefits from an allocated parking space.

**ENTRANCE HALL** Cupboard housing hot water cylinder with linen shelving, radiator, entry system telephone.

**KITCHEN** Incorporating one and a half bowl sink unit with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, inset 4-ring ceramic hob with concealed extractor over, eye-level double oven, integrated fridge, freezer and dishwasher, washing machine, matching eye-level wall cupboards, tiled floor and splashback, UPVC double glazed window, radiator.

**LIVING ROOM** Two UPVC double glazed windows, radiator.

**BEDROOM 1** Range of fitted wardrobes, two UPVC double glazed windows, radiator.

**EN-SUITE SHOWER ROOM** Comprising walk-in shower, pedestal wash-hand basin, low level w.c., radiator, tiled floor, part tiled walls.

**BEDROOM 2** UPVC double glazed window, fitted wardrobe, radiator.

**BATHROOM** Comprising panelled bath, pedestal wash-hand basin, low level w.c., radiator, tiled floor, part tiled walls.

**OUTSIDE** Allocated covered parking space.

## OUTGOINGS

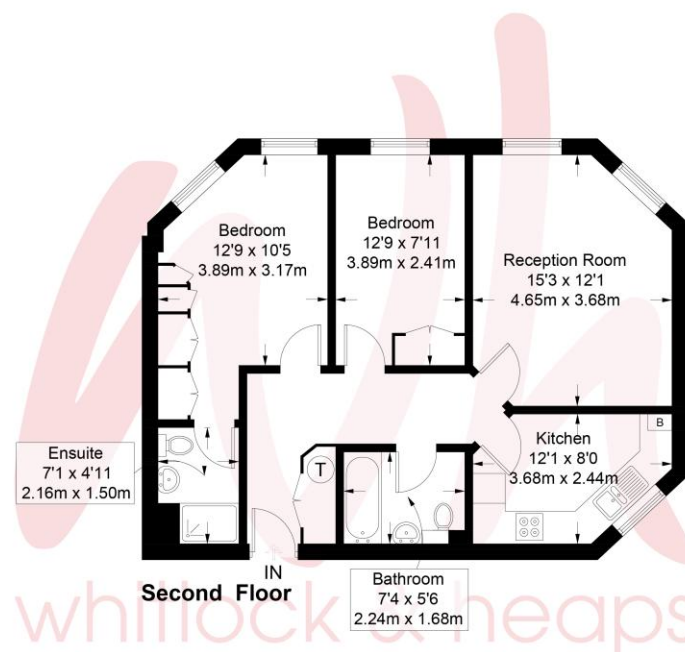
Maintenance £2,100 p.a.

Ground Rent: £200 p.a

Lease: 102 years remaining.

EPC RATING:

Current: 77C Potential: 80C



Approximate Gross Internal Area = 712 sq ft / 66.2 sq m  
Including Limited Use Area (6 sq ft / 0.6 sq m)

Illustration for identification purposes only,  
measurements are approximate, not to scale. © Whitlock and Heaps 2022



## Portslade Branch

48 Boundary Road, Portslade BN3 4EF  
portslade@whitlockandheaps.co.uk  
01273 422706

## Hove Branch

65 Sackville Road, Hove BN3 3WE  
hove@whitlockandheaps.co.uk  
01273 778577



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