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4 Furze Croft, Furze Hill

Hove BN3 1PB

Offers In Excess Of £220,000

- SPACIOUS STUDIO ROOM
- PRESENTED IN EXCELLENT ORDER
- CONTEMPORARY KITCHEN
- WHITE BATHROOM SUITE
- SHARE IN THE FREEHOLD
- COMMUNAL GARDENS
- NO ONWARD CHAIN
- GROUND FLOOR APARTMENT

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The spacious studio room has been skilfully and tastefully updated over recent years by the present owner and has three windows looking onto the communal gardens which are a particular feature of the block. The apartment also features a separate contemporary kitchen with granite work surfaces and a white bathroom suite.

The property is being sold with a share in the freehold and no onward chain.

Forming part of the ground floor of this purpose built Art Deco building which benefits from communal hot water and heating as well as caretaker.

Situated in this central location just off St Ann's Wells Gardens and within walking distance of Hove seafront and mainline station. An array of eateries, cafes and shopping facilities are all within easy walking distance.

ENTRANCE HALL With room for console table.

KITCHEN Incorporating sink unit with mixer tap, adjacent granite work surface with cupboards and drawers under, matching eye-level wall cupboards, inset 4-ring ceramic hob with concealed extractor over, electric fan oven, integrated washer/dryer, tiled splashback.

STUDIO ROOM Three large windows overlooking the communal gardens, two tall fitted cupboards, original radiator.

BATHROOM White suite comprising tiled panelled bath with mixer tap and shower attachment, pedestal wash-hand basin, low level w.c., heated ladder style towel rail, part tiled walls.

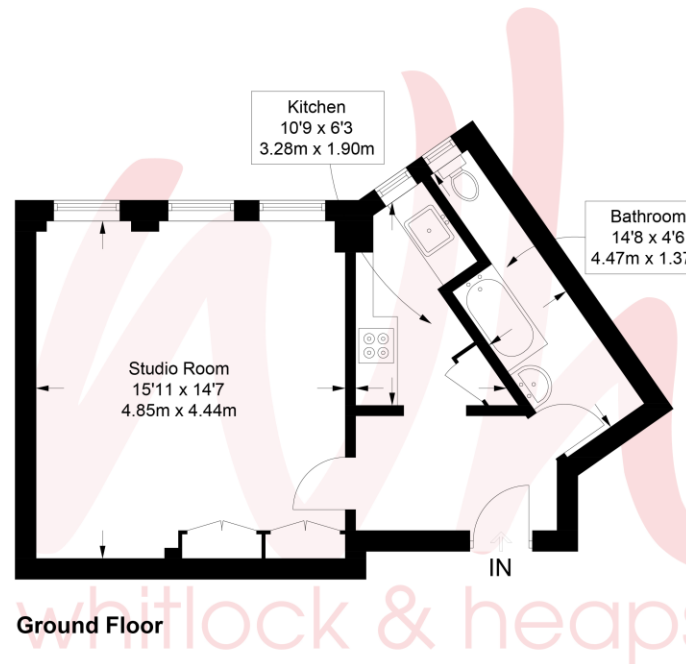
OUTSIDE Communal gardens.

OUTGOINGS Share of freehold

Maintenance: £2,100 to including heating and hot water.

Ground rent: £25.00 p.a.

EPC Rating: Current 70C Potential 79C



Approximate Gross Internal Area = 413 sq ft / 38.4 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

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