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Flat 3, 40 Sackville Road

Hove BN3 3FD

Asking Price Of £240,000

- RAISED GROUND FLOOR FLAT
- SPACIOUS LIVING ROOM
- RETENTION OF PERIOD FEATURES
- SEPARATE KITCHEN
- MODERN BATHROOM
- GAS CENTRAL HEATING
- CENTRALLY LOCATED
- NO ONWARD CHAIN

wh
whitlock & heaps

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Whitlock & Heaps are delighted to bring to market this spacious one bedroom flat situated in an ideal central Hove location. The flat is close to both Portland Road and George Street with their vast array of cafes, eateries and shopping facilities. The flat is also close to Hove mainline station with direct links to London, Brighton and surrounding areas.

COMMUNAL ENTRANCE Individual post boxes for each flat.

ENTRANCE To Living Room.

LIVING ROOM Feature fireplace with hearth, single sash bay window, cornice above, radiator.

KITCHEN Incorporating single bowl sink with mixer tap and drainer, cupboards below with eye level matching cupboards above, four ring gas hob with electric oven below and cooker hood above, space for washing machine and fridge, large sash window with easterly aspect.

BEDROOM Integrated wardrobes with cupboards above, cupboard housing 'Glow worm' combination gas fired boiler, single glazed sash window with westerly aspect, radiator, door to bathroom.

BATHROOM Comprising white bathroom suite with panelled bath having mixer tap, circular low level w.c. with concealed cistern, mounted heated towel rail, pedestal wash hand basin, wall mounted mirror, extractor fan.

OUTGOINGS

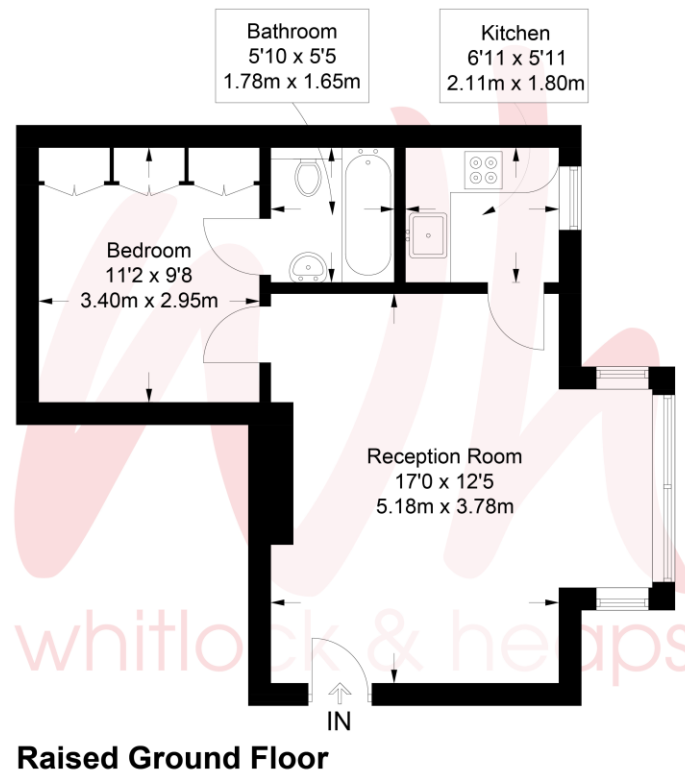
Lease: 189 years from 1/11/2003

Maintenance: £1275.00 p.a.

Ground Rent: Nil

Council Tax Band: A

EPC Rating: Current 60D Potential 78C



Approximate Gross Internal Area = 447 sq ft / 41.5 sq m

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



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