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Flat 1, 51 Tisbury Road, Hove BN3 3BL

Offers In Excess Of £525,000

- VICTORIAN CONVERSION
- TWO SPACIOUS BEDROOMS
- SEPARATE W.C.
- OPEN LIVING/KITCHEN

- BAY WINDOWS
- RETENTION OF SOME PERIOD FEATURES
- SOUGHT-AFTER AREA
- MODERNISED THROUGHOUT

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This raised ground floor apartment has been skilfully and tastefully updated by the present owners featuring a beautiful open plan kitchen/living room and a landscaped and secluded west facing rear garden. The two double bedroom accommodation which is presented in excellent order throughout benefits from a modern bathroom and is being sold with a share in the freehold.

Church Road is very local, with it's array of cafes and shopping facilities, with local bus routes allowing easy access into the City Centre. Hove mainline station and the seafront are both a short distance away.

COMMUNAL ENTRANCE Cupboards housing meters, carpeted floors with cornice above.

ENTRANCE HALL Spacious hall with doors to all rooms, 'bitron' intercom, radiator.

LIVING ROOM Single sash bay window with easterly aspect, cornices above, two radiators.

KITCHEN Incorporating bowl and sink unit with mixer taps, adjacent Corian work surfaces with cupboards below and matching eye-level cupboards, custom made glass kitchen splash back, 4-ring 'Bosch' gas hob with extractor above and drawers below, integrated dishwasher and adjacent integrated fridge/freezer, integrated 'Bosch' microwave with electric oven below.

STORAGE ROOM Under the stairs and has plumbing for washing machine.

BEDROOM 1 Westerly aspect sash bay window, fitted wardrobes in alcoves. Eye-level storage on opposite wall.

BEDROOM 2 Fitted cupboard housing new 'Vaillant' combination gas-fired boiler (includes 10 year guarantee including parts and labour from 08/02/2022 - 07/02/2032), UPVC double glazed doors to westerly aspect garden, spotlights above, radiator.

BATHROOM Comprising white bathroom suite with tiled surround, separate wall mounted shower head, vanity wash-hand basin with mixer tap, fitted extractor fan,

frosted sash windows, w.c., underfloor heating.

CLOAKROOM Cupboard housing electrics, vanity wash-hand basin with mixer tap, low level w.c.

OUTSIDE Outdoor tap. Stairs down to rear section of split garden, decked sun bathing area with rear being mainly laid to lawn with well established borders, outdoor electrical sockets.

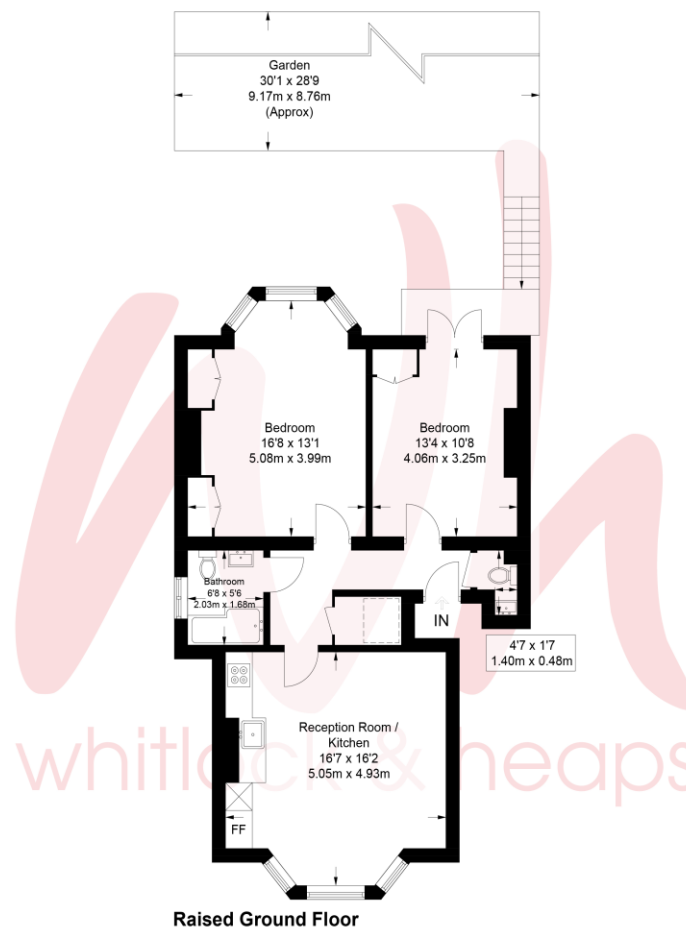
Major works undertaken: -

External decoration, render repairs and roof repairs.

OUTGOINGS SHARE OF FREEHOLD

Lease: 85-90 years remaining

Maintenance Charge: £1600.00 p.a.



Raised Ground Floor

Approximate Gross Internal Area = 751 sq ft / 69.8 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 10 sq ft / 0.9 sq m
Total = 761 sq ft / 70.7 sq m

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



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