



# Top Floor Flat, 6 Silverdale Road, Hove BN3 6FE

Asking Price Of £235,000

- BEDROOM
- SHOWER ROOM
- WEST FACING LIVING ROOM
- KITCHEN WITH FAR REACHING VIEW
- ENTRANCE HALL
- NEW LEASE UPON COMPLETION OF SALE
- DESIRABLE LOCATION
- NO ONWARD CHAIN

Whitlock and Heaps are delighted to offer to market this excellent one bedroom apartment forming the top floor of this bay fronted property being sold with a new lease upon completion of sale and no onward chain. The accommodation is of a good size with a spacious entrance hall and west facing kitchen and living room with sea and far reaching views. Situated in this desirable location within walking distance of Seven Dials with its array of eateries and cafes with Brighton mainline station and city centre also being within easy reach.

**ENTRANCE HALL** Stairs to top floor, radiator.

**LANDING**

**KITCHEN** Incorporating one and a half bowl stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob, electric oven and stainless steel extractor, integrated fridge and washing machine, 'Worcester' gas fired boiler, UPVC double glazed window with sea view.

**LIVING ROOM** UPVC double glazed window, radiator.

**BEDROOM** Two velux windows, radiator.

**SHOWER ROOM** Comprising shower cubicle with 'Triton' electric shower, pedestal wash hand basin, low level w.c., radiator, tiled walls.

**OUTGOINGS** New 150 year lease upon completion of sale

Maintenance and insurance: £370 per annum

**SILVERDALE ROAD**

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)  
504 sq ft / 46.7 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)  
530 sq ft / 49.2 sq m



**First Floor**  
69 sq ft / 6.4 sq m

**Second Floor**  
461 sq ft / 42.8 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.  
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- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- G Garden Shortened for Display



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