



Flat 3, 61 Sackville Road, Hove BN3 3WD

Offers in Excess Of £220,000

- DOUBLE BEDROOM
- NEWLY FITTED BATHROOM
- WEST FACING LIVING ROOM
- KITCHEN
- CENTRAL LOCATION
- NO ONWARD CHAIN
- PRESENTED IN GOOD DECORATIVE ORDER
- GAS CENTRAL HEATING

Whitlock and Heaps are pleased to offer to market this first floor flat forming part of this bay fronted property being situated in this central and convenient location within a few minutes walk of Hove mainline station and seafront. The one double bedroom accommodation is presented in excellent order. The property features a newly fitted bathroom, separate kitchen and west facing living room. Being sold with no onward chain.

ENTRANCE HALL Fitted cupboard, entry system telephone.

KITCHEN Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, inset 4 ring gas hob, electric oven, fridge, 'Baxi' wall mounted gas boiler, tiled splashback, tiled floor.

LIVING ROOM Sash window, radiator.

BEDROOM Sash window, radiator.

BATHROOM White suite comprising panelled bath with mixer tap and separate shower over, glazed shower screen, pedestal wash hand basin, low level w.c., heated ladder style towel rail, tiled walls and floor.

OUTGOINGS NEW LEASE UPON COMPLETION OF SALE

MAINTENANCE £1,200 PER ANNUM

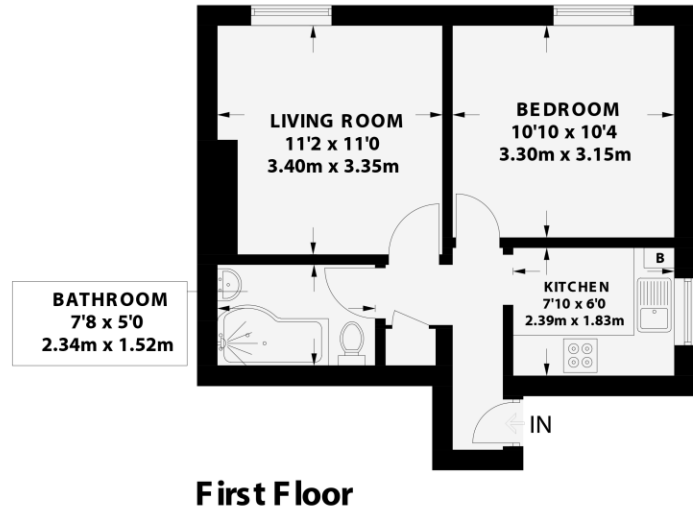
Council Tax Band B (Taken from Brighton & Hove website)

SACKVILLE ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
385.3 sq ft / 35.8 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
388.6 sq ft / 36.1 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 the 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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