

## Flat 1, 13 Blatchington Road Hove BN3 3YP

Asking Price Of £270,000

- DOUBLE BEDROOM
- WHITE BATHROOM SUITE
- MODERN KITCHEN
- LIVING/DINING ROOM
- PRIVATE PATIO
- PRIVATE STREET ENTRANCE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED WINDOWS

Forming part of this bay fronted Victorian property being presented in excellent order throughout with a modern kitchen and white bathroom suite. There is also a separate living/dining room and double bedroom that leads onto the private rear patio.

Situated in this convenient location within a few minutes' walk of Hove mainline station, George Street shopping thoroughfare and Church Road with its array of bars and restaurants. Hove seafront is within easy reach and bus services run close by offering access into the City Centre.

**ENTRANCE HALL** Double coat/store cupboard, radiator.

**KITCHEN** Incorporating circular stainless steel sink with mixer tap and drainer, wooden worksurface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob, oven, concealed extractor over, integrated fridge, dishwasher and washing machine, tiled splashback, UPVC double glazed window.

**LIVING/DINING ROOM** UPVC double glazed bay window, three radiators, feature fireplace.

**BEDROOM 1** Radiator, UPVC double glazed French doors to patio.

**BATHROOM** Modern white suite comprising tiled panelled bath with mixer tap and shower attachment, glazed shower screen, wash hand basin with two drawers under, low level w.c., heated ladder style towel rail, tiled walls and floor, UPVC double glazed frosted window.

**OUTSIDE**

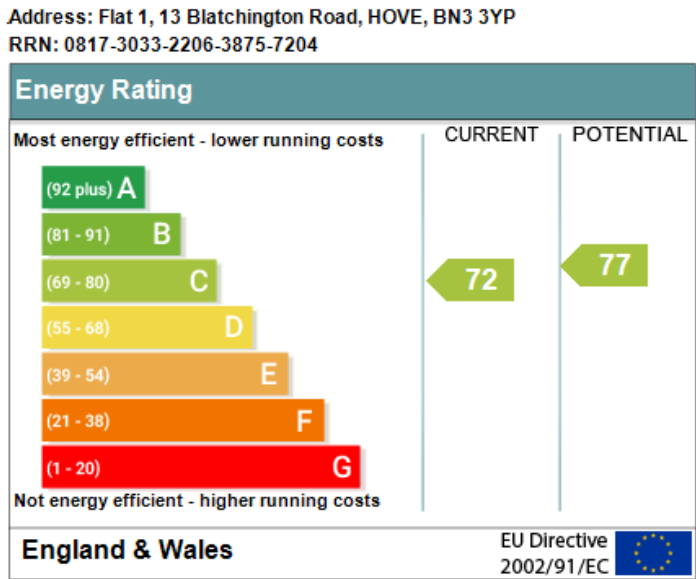
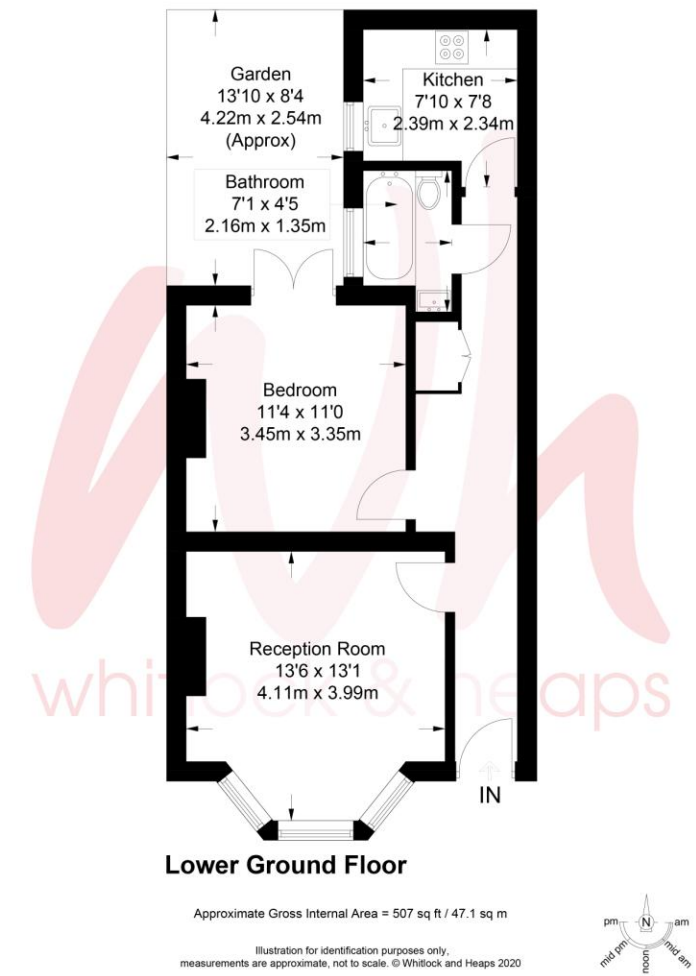
**REAR PATIO** Decked with space for garden furniture, fitted storage.

**OUTGOINGS**

**Lease:** 125 years from 2014  
**Maintenance:** £957.33 per annum  
**Ground rent:** £150.00 per annum

**Council Tax Band A** (taken from the government website, [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



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