



40 Blenheim Court, 17 New Church Road, Hove BN3 4AJ

Asking Price Of £320,000

- PRESENTED IN EXCELLENT ORDER
- TWO DOUBLE BEDROOMS
- BATHROOM
- KITCHEN
- DOUBLE ASPECT LOUNGE/DINING ROOM
- WEST FACING BALCONY
- LONG LEASE
- END OF CHAIN

Forming part of this purpose built block that is situated in this central and desirable location within the few minutes walk of the seafront and mainline station. The flat is presented in excellent order throughout with a good size double aspect living/dining room leading onto the west facing balcony with far reaching views. The two bedroom accommodation also features a modern kitchen and white bathroom suite. The property is being sold with no onward chain and a long lease.

ENTRANCE HALL Airing cupboard housing hot water cylinder with linen shelving, radiator.

KITCHEN Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye level wall cupboards, inset 4 ring gas hob, electric oven, space for washing machine and fridge/freezer, 'Potterton' gas fired boiler, UPVC double glazed window, tiled floor and splashback

LIVING/DINING ROOM Double aspect, two radiators, UPVC double glazed window and door to:-

WEST FACING BALCONY Space for table and chairs.

BEDROOM 1 UPVC double glazed window, fitted cupboard, radiator.

BEDROOM 2 UPVC double glazed window, radiator.

BATHROOM White suite comprising panelled bath with 'Triton' electric shower over, wash hand basin with cupboard under, low level w.c, radiator, tiled floor, part tiled walls.

OUTSIDE Parking space 6.

OUTGOINGS

Lease: 173 Years remaining.

Maintenance: £2,884.00 per annum

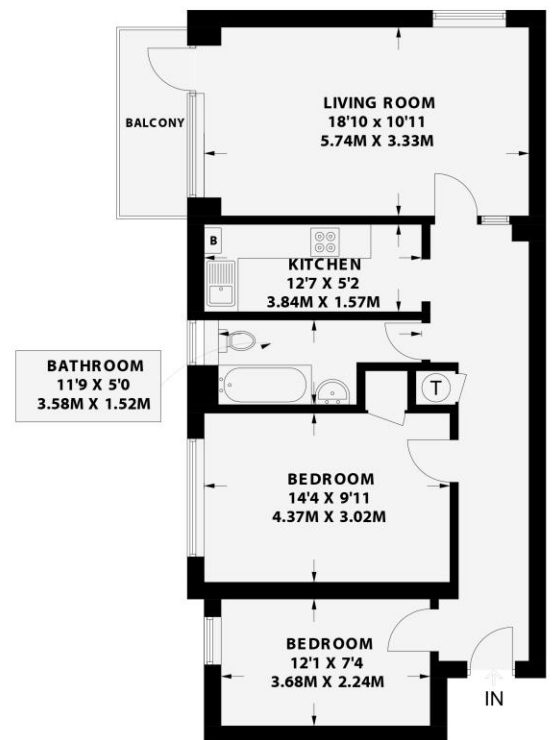
Reserve fund: £574.00 per annum

Ground rent: £250.00 per annum

BLenheim COURT HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
739 sq ft / 68.7 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
749 sq ft / 69.6 sq m



Fourth Floor



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
⌵	Garden Shortened for Display



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