



22 Derek House, 45 New Church Road, Hove BN3 4BF

Asking Price Of £325,000

- TWO DOUBLE BEDROOMS
- BATHROOM
- SEPARATE W.C.
- KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- GARAGE
- UPVC DOUBLE GLAZED WINDOWS
- NO ONWARD CHAIN

Whitlock and Heaps are delighted to offer for sale this two double bedroom apartment being situated in this central and sought after location within walking distance of Hove mainline station and seafront. The well apportioned accommodation includes a kitchen/breakfast room, living room and white bathroom suite with separate w.c. The property also benefits from a garage, UPVC double glazed windows, gas central heating and is being sold with no onward chain.

ENTRANCE HALL Range of fitted cupboards, radiator.

KITCHEN/BREAKFAST ROOM 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 electric hob and oven with concealed extractor over, wall mounted 'Vaillant' gas-fired boiler, tiled floor and splashback, radiator, UPVC double glazed window.

LIVING/DINING ROOM UPVC double glazed window, 2 radiators.

BEDROOM 1 UPVC double glazed window, radiator.

BEDROOM 2 UPVC double glazed window, radiator.

BATHROOM White suite comprising panelled bath with shower over, pedestal wash-hand basin, radiator, tiled floor, part tiled walls.

SEPARATE W.C. Comprising low level w.c., tiled floor.

OUTSIDE GARAGE

OUTGOINGS

SHARE OF FREEHOLD

REMAINDER OF 999 YEAR LEASE

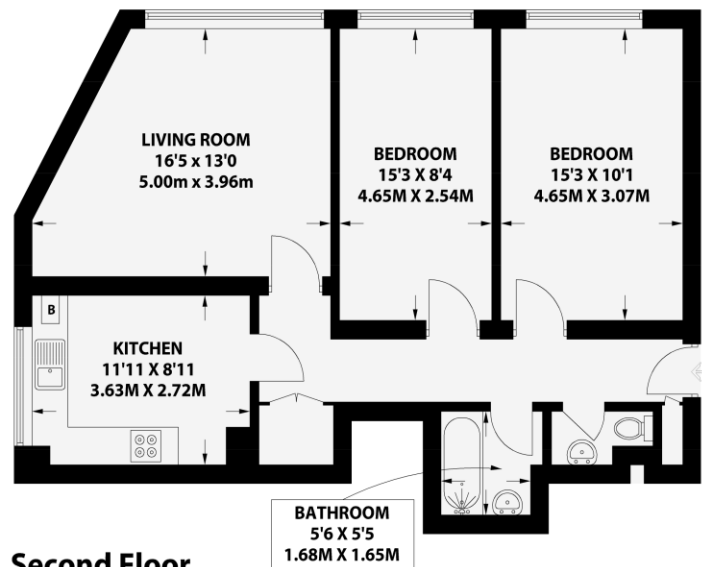
MAINTENANCE £1750 and reserve account is £400 per Annum

DEREK HOUSE

Hove

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
780 sq ft / 72.5 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
791 sq ft / 73.5 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, fixings, 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
FF Head Height Below 1.5m
M Measuring Points
S Storage Cupboard
W Fitted Wardrobes
G Garden Shortened for Display



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