



## Flat 1, 1a Connaught Road

Hove BN3 3WB

Asking Price Of £425,000

- CONTEMPORARY APARTMENT
- FINISHED TO AN EXCELLENT STANDARD
- ARRANGED OVER TWO FLOORS
- KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS
- ENSUITE SHOWER ROOM
- FAMILY BATHROOM
- LIVING ROOM

Whitlock and Heaps are delighted to offer to market this **FRONT PATIO** Low maintenance with step to front. contemporary duplex apartment having been constructed in 2004 to an industrial design. The accommodation is presented in excellent order throughout with the two bedroom accommodation featuring an ensuite shower room and bathroom. The living room and kitchen/dining room are on separate floor with both benefiting from the two storey glazed frontage, the apartment also has both front and rear patios. Being sold with no onward chain.

Situated on this no through road in this central and desirable location just off Church Road with its array of eateries, cafes and shopping facilities. Both Hove seafront and Mainline station are within easy reach.

## GROUND FLOOR

**KITCHEN/DINING ROOM** Incorporating stainless steel style sink unit with drainer and mixer tap, adjacent granite worksurface with cupboards and drawers under, inset ceramic hob with stainless steel extractor over, electric oven, space for fridge/freezer, integrated dishwasher and washing machine, underfloor heating, space for table and chairs.

## PATIO LEVEL

**LIVING ROOM** Under floor heating, full height window, door to Front Patio.

**BEDROOM 1** Window and door to patio, under floor heating.

**ENSUITE** Walk in shower with tiled surround, wash hand basin, low level w.c.

**BEDROOM 2** Window and door to patio, under floor heating.

**BATHROOM** White suite comprising panelled bath with mixer tap and shower attachment, wash hand basin, low level w.c., tiled floor, tow cupboards.

## OUTSIDE

**REAR PATIO GARDEN** Being paved with two large storage units, step giving rear access.

## OUTGOINGS

999 year lease from 2004

Maintenance £2800 per year

Ground rent £200 per year



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