



49a Livingstone Road, Hove BN3 3WN

Asking Price Of £240,000

- DOUBLE ASPECT LIVING/DINING ROOM
- KITCHEN
- DOUBLE BEDROOM
- BALCONY
- BATHROOM
- NEW LEASE UPON COMPLETION OF SALE
- CENTRAL LOCATION
- PRESENTED IN EXCELLENT ORDER

Whitlock and Heaps are pleased to offer to market this spacious one double bedroom apartment being presented for sale in excellent order throughout with a private south facing balcony and double aspect living/dining room. There is a modern kitchen and white bathroom and spacious double bedroom. Situated in this most favourable location being within a few minutes walk of Hove mainline station and seafront. An array of eateries, cafes and shopping facilities are all within easy reach.

ENTRANCE HALL

KITCHEN Incorporating circular sink with mixer tap, adjacent work surface with cupboards and drawers under, space for fridge/freezer, dishwasher and washing machine, inset four ring gas hob with extractor over, eye level oven, tiled splashback, UPVC double glazed window, gas fired boiler.

LIVING/DINING ROOM Double aspect with UPVC double glazed windows, deep fitted cupboard, radiator.

DOUBLE BEDROOM Engineered floor, radiator, UPVC double glazed French doors to:-

BALCONY South facing.

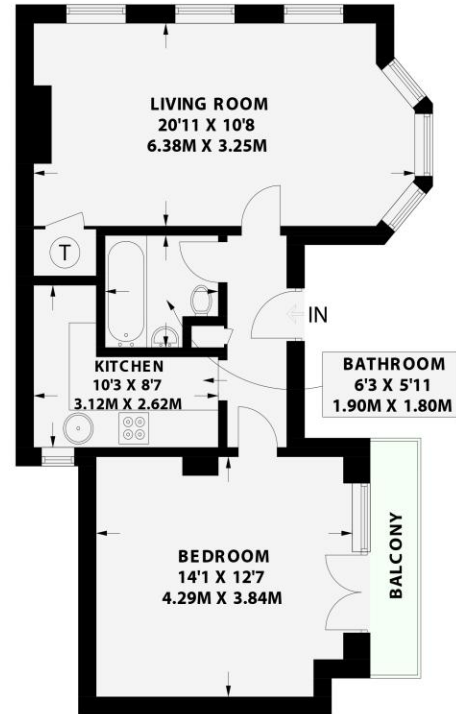
BATHROOM White suite comprising tiled panelled bath with shower over and folding screen, wash hand basin, low level w.c. with concealed cistern, tiled walls and floor, heated ladder style towel rail.

OUTGOINGS Lease: New Lease upon completion of sale
Maintenance: £2,385 per annum

LIVINGSTONE ROAD

Hove

APPROXIMATE GROSS INTERNAL AREA
559 sq ft / 51.9 sq m



First 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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