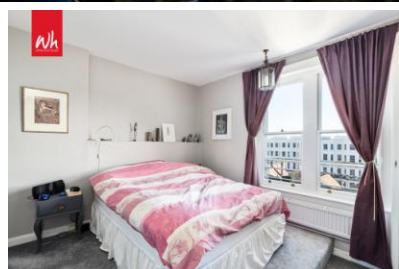


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## Flat 4, 6 Palmeira Square, Hove BN3 2JA

Asking Price Of £450,000

- STUNNING APARTMENT
- SOUGHT-AFTER LOCATION
- 3 BEDROOMS
- EN-SUITE BATHROOM
- SHOWER ROOM
- KITCHEN
- LIVING/DINING ROOM
- SHARE OF FREEHOLD

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Whitlock and Heaps are delighted to market this excellent apartment being situated in this most desirable location and offering spacious three bedroom accommodation with an ensuite bathroom to the master bedroom and modern separate shower room. There is a separate kitchen and west facing living/dining room with exposed floorboards. Palmeira Square is one of Hove's most desirable locations being within walking distance of Hove seafront and mainline station. An array of eateries, cafes and shopping facilities are all within easy reach. The apartment is being sold with a share in the freehold and no onward chain.

## OUTGOINGS SHARE OF FREEHOLD

LEASE 999 years from the 25 March 1977

MAINTENANCE: £1669.74 p.a.

**ENTRANCE HALL** Exposed floorboards, radiator with decorative cover.

**KITCHEN** Incorporating circular sink with mixer tap and drainer, adjacent laminate worksurface with cupboards and drawers under, inset 4-ring gas hob with concealed extractor over, oven, space for fridge/freezer and plumbing for washing machine, tiled floor and splashback, range of wall cupboards, large open to living room.

**LIVING/DINING ROOM** Feature fireplace, two sash windows, radiator, exposed floorboards.

**BEDROOM 2** Sash windows, fitted cupboard, radiator, exposed floorboards.

**BEDROOM 3** Fitted furniture with one cupboard housing the gas boiler, radiator, door to fire escape.

**BEDROOM 1** Fitted wardrobes, two sash windows, radiator.

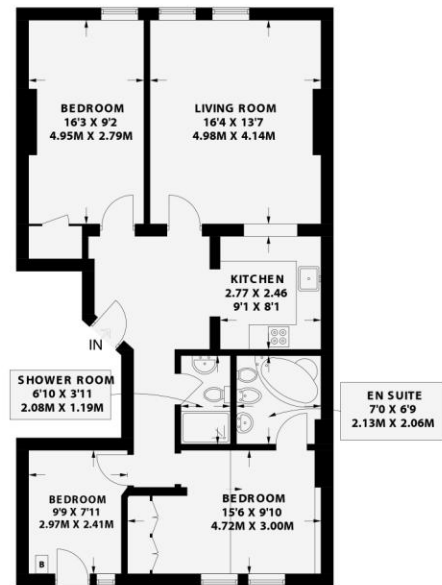
**EN-SUITE BATHROOM** Comprising panelled bath with mixer tap and shower attachment, wash-hand basin with cupboard under, low level w.c. with concealed cistern, bidet, tiled and mirrored walls.

**SHOWER ROOM** Comprising walk-in shower with tiled surround, wash-hand basin with drawers under, low level w.c., exposed floorboards.

## PALMEIRA SQUARE

HOVE

APPROXIMATE GROSS INTERNAL AREA  
921.4 sq ft / 85.6 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 (RICS). 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  
 FF Head Height Below 1.5m  
 M Measuring Points  
 SC Storage Cupboard  
 S Fitted Wardrobes  
 W Garden Shortened for Display



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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