



Ground Floor Flat, 3 Prinsep Road, Hove BN3 7AB

Offers In Excess Of £280,000

- LEVEL GROUND FLOOR APARTMENT
- PRESENTED IN EXCELLENT ORDER
- CONTEMPORARY KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- BEDROOM
- MODERN SHOWER ROOM
- SOUTH FACING GARDEN
- SHARE OF FREEHOLD

Whitlock and Heaps are pleased to bring to market this excellent level ground floor one bedroom apartment that is presented in excellent order throughout with a good size kitchen/breakfast room that leads on the superb south facing garden. The property also features a separate living room and modern shower room and is being sold with a share in the Freehold.

The property is situated on this desirable one way street being within walking distance of Hove mainline station and seafront. An array of eateries, cafes and shopping facilities are all within walking distance.

ENTRANCE HALL Radiator.

LIVING ROOM UPVC double glazed bay window, radiator, coving.

BEDROOM Radiator, 'French' doors to garden.

KITCHEN/BREAKFAST ROOM Incorporating one and a half bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye-level wall cupboards, inset 4-ring gas hob with extractor over and oven, space for fridge/freezer, plumbing for washing machine, cupboard housing gas-fired boiler, radiator, UPVC double glazed window, door to garden.

SHOWER ROOM Comprising walk-in shower with tiled surround, wash-hand basin with cupboard under, UPVC double glazed frosted window, tiled floor.

OUTSIDE

SOUTH FACING REAR GARDEN Decked area with raised borders, shed.

OUTGOINGS Share of Freehold

Maintenance: Self-managed on an adhoc basis.

Council Tax B (As found via the government website: www.tax.service.gov.uk/check-council-tax-band).

PRINSEP ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
476 sq ft / 44.2 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, 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
HH Head Height Below 1.5m
M Measuring Points
S Storage Cupboard
W Fitted Wardrobes
G Garden Shortened for Display



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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