



## Flat 3, 14 Sackville Gardens, Hove BN3 4GH

Guide Price Of:  
£500,000 - £525,000

- STUNNING MAISONETTE
- PRIME RESIDENTIAL LOCATION
- THREE BEDROOMS
- BATHROOM
- SHOWER ROOM
- BEDROOM 3/DINING ROOM
- LIVING ROOM
- SHARE OF FREEHOLD

Whitlock and Heaps are pleased to bring to market this beautiful three bedroom maisonette that is presented in excellent order offering spacious accommodation with the majority of rooms having a westerly aspect. The property is situated in this sought after residential location and is being sold with a share in the freehold. The top floor two bedrooms share a modern bathroom with the first floor bedroom having a contemporary shower room. There is a good size kitchen and separate living room with the property being sold with a share in the freehold and no onward chain.

**ENTRANCE HALL** Radiator, understairs cupboard.

**KITCHEN** Incorporating one and a half bowl stainless steel sink unit with drainer and mixer tap, adjacent worksurface with range of cupboards and drawers under, matching eye-level wall cupboards, integrated fridge, freezer, dishwasher and washing machine, 5-ring gas hob with extractor over, electric oven, tiled splashback and floor, UPVC double glazed window, 'Juliet' balcony.

**LIVING ROOM** Feature fireplace with tiled insert with mantle over, two sash windows, radiator, coving.

**DINING ROOM/BEDROOM 3** UPVC double glazed window, radiator.

## TOP FLOOR

**BEDROOM 1** UPVC double glazed window, fitted wardrobes, radiator.

**BEDROOM 2** UPVC double glazed window, radiator, large walk-in wardrobe.

**BATHROOM** White suite comprising panelled bath, separate walk-in shower, wash-hand basin with cupboard under, low level w.c., tiled walls and floor, velux window, heated ladder style towel rail, 'Jack and Jill' bathroom.

## OUTGOINGS SHARE OF FREEHOLD

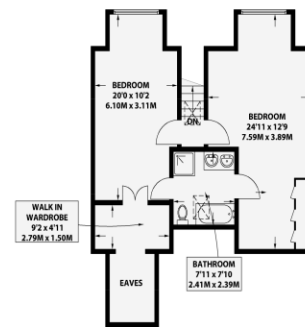
Remainder of 999 year lease

Maintenance £1,564 per annum

## SACKVILLE GARDENS

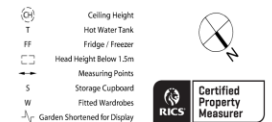
HOVE

APPROXIMATE GROSS INTERNAL AREA  
1134 sq ft / 105.3 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plans, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Portslade Branch

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