Flat 10 30-32 St. Aubyns
Hove BN3 2TD

Asking Price Of £235,000

- PERIOD BUILDING
- ONE BEDROOM FLAT
- SEPARATE KITCHEN
- GOOD SIZE LIVING ROOM

- BOW WINDOW
- CLOSE TO SHOPPING FACILITIES
- SOUGHT AFTER AREA
- SHARE OF FREEHOLD

Whitlock & Heaps are delighted to present to market this one double bedroom flat forming part of this period building situated in this sought after central location. Being a stones throw from the seafront, this flat is ideally located within close proximity to the amenities.

Bus routes operate locally making access into the city centre easy as well as Church Road with its array of cafés, eateries and shopping facilities. Church Road Tesco superstore is a short walk away for groceries. Hove seafront can be reached very quickly, benefitting from Hove Lawns and scenic views.

ENTRANCE HALL Electrics, intercom.

KITCHEN Incorporating stainless steel single bowl sink unit with drainer and tiled splash-back, vinyl work surfaces with cupboards below and eye-level matching cupboards, space for cooker, washing machine and fridge/freezer.

LIVING ROOM Bow sash window, radiator, thermostat control unit, cupboard containing water tank.

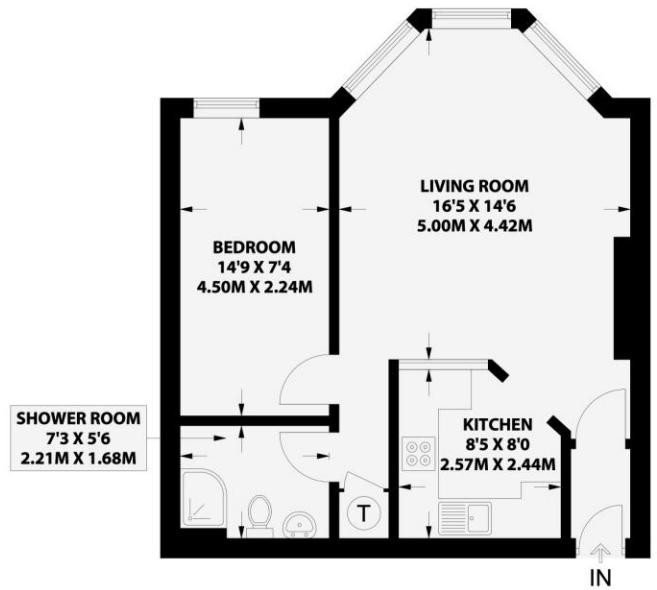**BEDROOM** Easterly aspect sash window, radiator.

SHOWER ROOM Comprising step-in shower cubicle with electric 'Triton' shower unit, radiator, pedestal wash-hand basin, low level w.c., extractor, part tiled.

OUTGOINGS Share of freehold
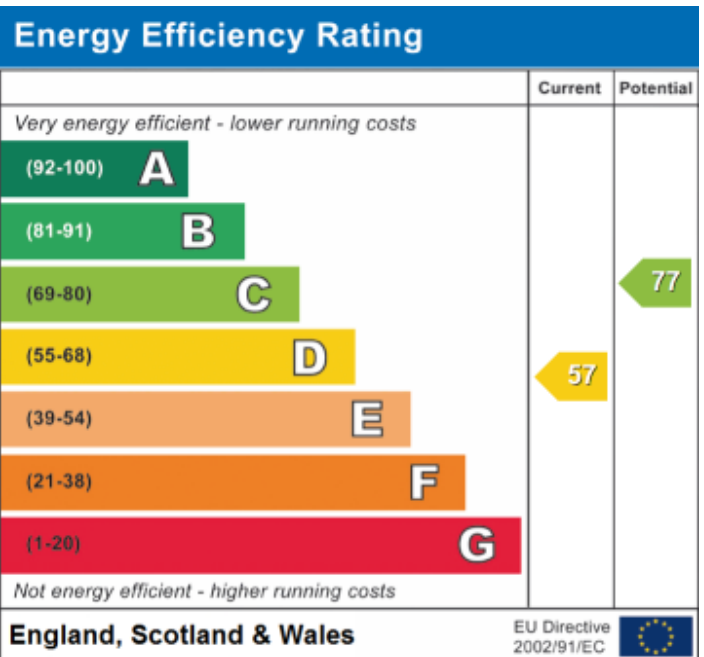999 year lease from 1985
Service charge approx. £750pa

ST. AUBYNS
HOVE

APPROXIMATE GROSS INTERNAL AREA
505 sq ft / 46.9 sq m

LIVING ROOM
16'5 X 14'6
5.00M X 4.42M

BEDROOM
14'9 X 7'4
4.50M X 2.24M

KITCHEN
8'5 X 8'0
2.57M X 2.44M

SHOWER ROOM
7'3 X 5'6
2.21M X 1.68M

IN

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

Certified Property Measurer

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) **A**		
(81-91) **B**		
(69-80) **C**		77
(55-68) **D**		
(39-54) **E**	57	
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England, Scotland & Wales
EU Directive 2002/91/EC