

# 79a Livingstone Road, Hove BN3 3WN

Asking Price Of £260,000

- DOUBLE BEDROOM
- BATHROOM
- KITCHEN
- LIVING ROOM
- REAR GARDEN
- PRIVATE STREET ENTRANCE
- SHARE OF FREEHOLD
- NO ONWARD CHAIN

Whitlock and Heaps are pleased to bring to market this apartment forming the garden level of this bay fronted Victorian property offering good size one double bedroom accommodation that is presented in good order throughout with an open plan kitchen and living room. The property features a delightful rear garden and is approached via its own private street entrance. Being sold with a share in the freehold and with no onward chain.

Situated in this desirable location within walking distance of Hove mainline station and seafront. An array of eateries, cafes and shopping facilities are all within easy reach.

**KITCHEN** Incorporating sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, appliance space, tiled splashback.

**LIVING ROOM** UPVC double glazed bay window, heater.

**BEDROOM** Range of fitted wardrobes, heater, UPVC double glazed window and door to garden.

**BATHROOM** Comprising panelled bath with shower over, glazed shower screen, wash hand basin, low level w.c.

**OUTSIDE REAR GARDEN**  
Mainly laid to lawn with patio area and shed.

**OUTGOINGS** Share of Freehold

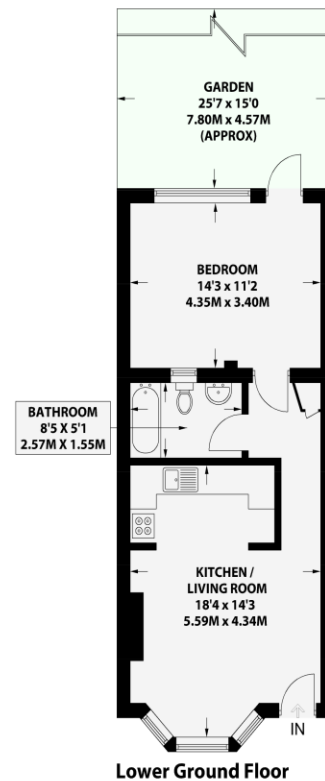
Remainder of 999 year lease

Maintenance: On a self administered basis as and when works are required.

## LIVINGSTONE ROAD

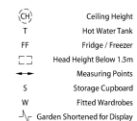
HOVE

APPROXIMATE GROSS INTERNAL AREA  
499 sq ft / 46.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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