



# D1 Hatfield Court, 35 Salisbury Road Hove BN3 3AA

Asking Price Of £325,000

- TWO DOUBLE BEDROOMS
- PURPOSE BUILT BLOCK
- SOUGHT AFTER AREA
- SEPARATE KITCHEN
- BALCONY
- CLOSE PROXIMITY TO CHURCH ROAD
- GOOD SIZE LIVING ROOM
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this two bedroom flat forming part of this purpose built block. This two double bedroom property boasts a separate kitchen and an easterly aspect balcony. Situated on this sought after tree lined road, the property is brought to market with no onward chain.

Church Road is located at the bottom of Salisbury Road with its array of shopping facilities, eateries and cafés. Bus routes operate locally making public transport throughout the city easy. The property is within close proximity to the seafront, Hove mainline train station and a petrol station.

**ENTRANCE HALL** Intercom unit, airing cupboard, separate storage cupboard, electric radiator.

**KITCHEN** Single bowl sink unit with mixer taps and drainer, vinyl work surfaces with cupboards below and matching eye level cupboards, four ring electric hob with oven below and extractor above, space for appliances, UPVC double glazed window with Southerly aspect.

**LIVING ROOM** Doors to East facing balcony with separate UPVC double glazed windows, electric radiator.

**BALCONY** Easterly facing balcony.

**BEDROOM** Integrated cupboards, electric radiator, UPVC double glazed window.

**BEDROOM** UPVC double glazed windows with dual South/West aspect, electric radiator.

**BATHROOM** Comprising panelled bath with 'Mira' shower unit above being partially tiled, pedestal wash hand basin, UPVC double glazed frosted window, wall mounted towel heater.

**SEPARATE W.C.** UPVC double glazed frosted window, low level w.c.

## OUTGOINGS

Service charge last year was £1209.10

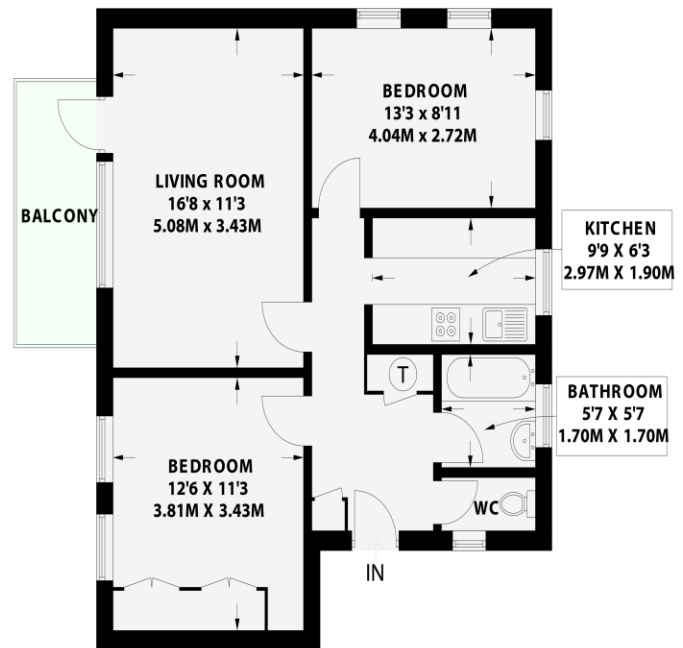
Approx £20 ground rent per annum

Approx 936 years remaining on the lease.

## HATFIELD COURT

HOVE

APPROXIMATE GROSS INTERNAL AREA  
680 sq ft / 63.2 sq m



Third Floor



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 use 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 (IPIS2). Every attempt has been made to ensure the accuracy however all measurements, figures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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- OH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- 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	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Portslade Branch  
48 Boundary Road, Portslade BN3 4EF  
portslade@whitlockandheaps.co.uk  
01273 422706

Hove Branch  
65 Sackville Road, Hove BN3 3WE  
hove@whitlockandheaps.co.uk  
01273 778577



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