

## Flat 4, 65 Pembroke Crescent, Hove BN3 5DF

Asking Price Of £275,000

- ONE BEDROOM FLAT
- PERIOD BUILDING
- SOUGHT AFTER AREA
- PRIME LOCATION
- PRIVATE WESTERLY FACING GARDEN
- BAY WINDOW
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this one bedroom flat forming part of the first floor of this semi detached period building. The property boasts a good size living room, bedroom and modern kitchen. The property also benefits from a private westerly facing rear garden being partly decked with lawn. Brought to market with a share in the freehold and no onward chain.

Bus routes operate locally making public transport into the city centre easy. George Street and Portland Road are both local with their array of shopping facilities, eateries and cafés. Hove seafront is also a short walk away, as well as the King Alfred Leisure Centre and Hove mainline station. The A27 slip road is a short drive away making commutes out of the city easily accessible.

**ENTRANCE HALL** Storage above housing electrics, radiator.

**KITCHEN** Stainless steel single bowl sink unit with mixer tap and drainer, vinyl work surface with tiled splashback and cupboards below, matching eye-level cupboards, space for washing machine and fridge/freezer, 4-ring gas hob with oven below and extractor above.

**LIVING ROOM** Bay sash window, radiator, ample storage to side, bay window overlooking gardens.

**BEDROOM** Sash window, separate window, thermostat for boiler, cupboard housing 'Main' combination gas-fired boiler.

**BATHROOM** Panelled bath with fitted shower over, single glazed window, heated towel rail, pedestal wash-hand basin, low level w.c., fully tiled.

**OUTSIDE**

**REAR GARDEN** Westerly facing with patio to front with pathway to side, mainly laid to lawn, shed to rear, fenced on all sides.

**OUTGOINGS** Share of freehold.

Lease:

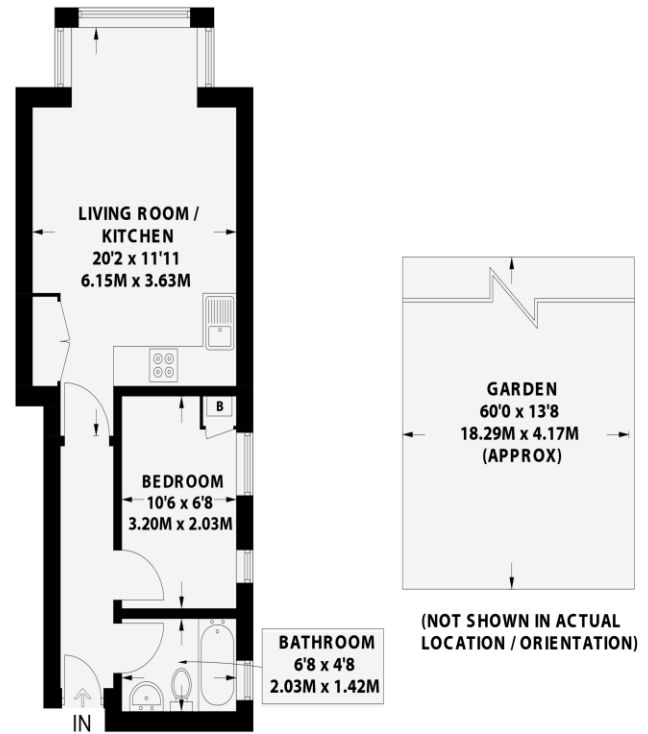
Maintenance:

**PEMBROKE CRESCENT**

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)  
356 sq ft / 33.1 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)  
363 sq ft / 33.7 sq m



**First 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 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 (IPIS2). 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 Cupboards
- W Fitted Wardrobes
- Garden Shortened for Display

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	63 D
39-54	E		
21-38	F		
1-20	G		

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