



Ground Floor Flat, 81 Blatchington Road, Hove BN3 3YG

Asking Price Of £280,000

- PERIOD BUILDING
- ONE DOUBLE BEDROOM
- SEPARATE KITCHEN
- GOOD SIZE LIVING ROOM
- BAY WINDOW
- REAR GARDEN
- DOUBLE GLAZING
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this one double bedroom flat forming the ground floor of this period building. The property boasts a good size living room with bay window and a separate kitchen with direct access onto the private rear garden. Being of neutral décor and good room sizes, this flat is offered to market with a share in the freehold and no onward chain.

Bus routes operate locally making public transport into the city centre easy. Blatchington Road and George Street are at your doorstep with their wide array of shopping facilities, eateries and cafés. Hove mainline station is a very short walk away making commutes out of the city effortless. The A27 slip road is a short drive away for journeys out of the city.

ENTRANCE HALL Thermostat, radiator, cupboard housing storage space, separate cupboard housing electrics.

KITCHEN Incorporating stainless steel sink unit with mixer tap and drainer with tiled splashback, vinyl work surfaces with cupboards below and matching eye-level cupboards, 4-ring electric 'Hotpoint' hob with oven below and extractor above, space for washing machine and fridge/freezer, cupboard housing 'Gloworm' gas-fired combination boiler, radiator, extractor, double doors to garden.

LIVING ROOM Double glazed bay window, radiator, picture rails.

BEDROOM UPVC double glazed window overlooking garden, radiator.

SHOWER ROOM Comprising step-in shower cubicle with 'Triton' electric shower being mostly tiled, heated towel rail, 'Xpelair' extractor, UPVC double glazed frosted windows, pedestal wash-hand basin, low level w.c.

OUTSIDE

REAR GARDEN Being decked throughout with feature wall to rear, storage space, fenced, border to side.

OUTGOINGS Share of freehold

Maintenance: Ad-hoc

Self managed

BLATCHINGTON ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA
503 sq ft / 46.7 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 (IPICS). 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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Ceiling Height
 Hot Water Tank
 Fridge / Freezer
 Head Height Below 1.5m
 Measuring Points
 Storage Cupboard
 Fitted Wardrobes
 Garden Shortened for Display



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

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