

67 Livingstone Road

Hove BN3 3WN

Asking Price Of £400,000

- STUNNING MAISONETTE
- PRESENTED IN EXCELLENT ORDER
- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- KITCHEN
- LIVING/DINING ROOM
- PRIVATE STREET ENTRANCE
- DESIRABLE LOCATION

Whitlock and Heaps are delighted to bring to market this stunning maisonette having been updated by the present owners and presented in excellent order throughout with a modern kitchen and shower room. The two double bedroom accommodation also features a south facing living/dining room with the property benefiting from its own private street entrance. Situated in this favourable location being within a few minutes walk of Hove mainline station and seafront. An array of eateries, cafes and shopping facilities are all within easy reach.

PRIVATE STREET ENTRANCE

ENTRANCE HALL Exposed floorboards, radiator.

KITCHEN Incorporating one and a half bowl stainless steel sink unit with adjacent laminate worksurface, range of cupboards and drawers under, matching eye-level wall cupboards, inset 4-ring gas hob with stainless steel extractor over, electric oven, space for fridge/freezer, plumbing for washing machine, cupboard housing 'Ideal' gas-fired boiler, tiled splashback, UPVC double glazed window.

LIVING/DINING ROOM UPVC double glazed bay window, exposed floorboards, radiator, fitted shelving in alcoves.

SHOWER ROOM Comprising walk-in shower, pedestal wash-hand basin, low level w.c., radiator, part tiled walls, window.

FIRST FLOOR

LANDING Exposed floorboards.

BEDROOM 1 Two fitted double wardrobes, UPVC double glazed bay window, radiator.

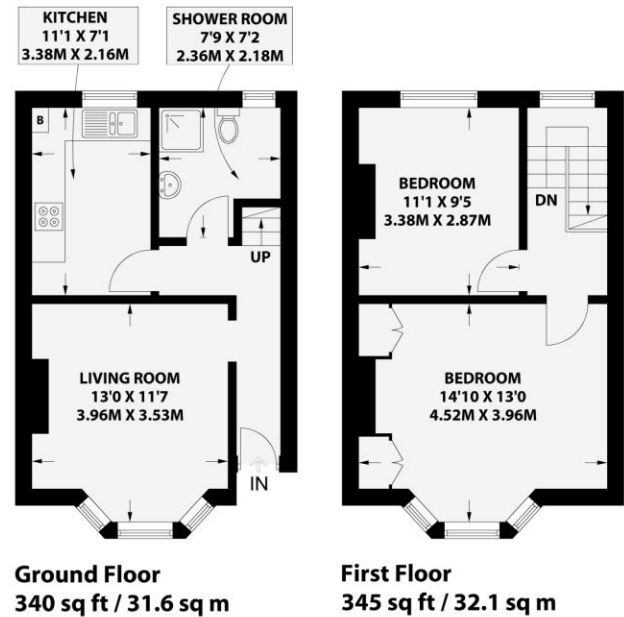
BEDROOM 2 Sash window, radiator.

OUTGOINGS Lease: 116 years remaining
Maintenance & Ground Rent £900.00 per half year.

LIVINGSTONE ROAD


Hove









APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
685 sq ft / 63.7 sq m




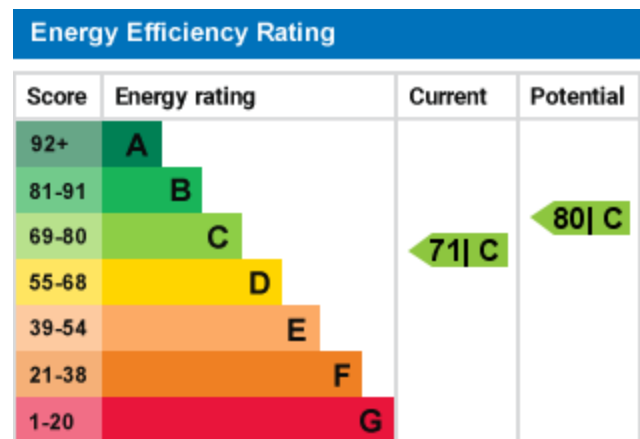
Ground Floor
340 sq ft / 31.6 sq m

First Floor
345 sq ft / 32.1 sq m


 Floor plan is for illustration and identification purposes only and is not to scale. Plans, gardens, balconies and tenements 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 IPMS). 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





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