

## Flat 2, 59 Sackville Road

Hove BN3 3WD

Offers In Excess Of £375,000

- TWO DOUBLE BEDROOMS
- BATHROOM
- KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- PATIO GARDEN
- NO ONWARD CHAIN
- SHARE OF FREEHOLD
- CENTRAL LOCATION

Whitlock and Heaps are pleased to bring to market this level ground floor apartment offering spacious two double bedroom accommodation being presented in good decorative order throughout and featuring a patio garden. The property has a delightful kitchen/breakfast room and separate living room both of which lead onto the patio. Being sold with a share in the freehold and no onward chain. Situated in this convenient location within a short walk of Hove mainline station and seafront. Local shops, cafes and restaurants are all also within walking distance.

**ENTRANCE HALL** Large walk in cupboard, coving.

**KITCHEN/BREAKFAST ROOM** Incorporating stainless steel sink unit with drainer and mixer tap, adjacent worksurface with cupboards and drawers under, matching eye level wall cupboards, four ring gas hob with stainless steel extractor over, eye level oven, space for fridge/freezer and plumbing for washing machine and dishwasher, 'Glow Worm' gas fired boiler, space for table and chairs, tiled floor, two UPVC double glazed windows, tiled splashback, door to garden.

**LIVING ROOM** Feature fireplace with carved surround, two sash windows, coving, radiator, door to garden.

**BEDROOM 1** Two sash windows, coving, radiator.

**BEDROOM 2** Feature fire surround, sash window, coving, radiator.

**BATHROOM** White suite comprising panelled bath with mixer tap and separate shower over, glazed shower screen, wash hand basin with cupboard under, low level w.c, part tiled walls, UPVC double glazed window, heated ladder style towel rail, tiled floor.

**OUTSIDE**

**REAR PATIO GARDEN** Large shed, area for table and chairs.

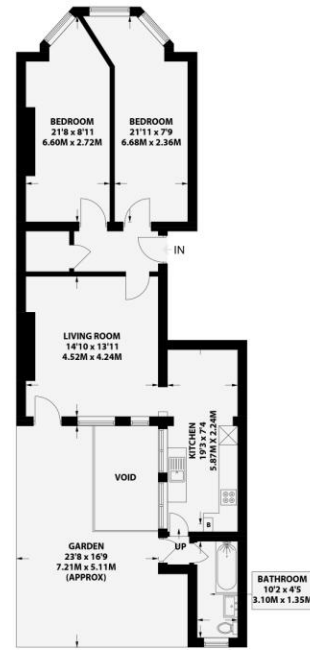
**OUTGOINGS**

Share of Freehold  
 Remainder of 999 year lease  
 Maintenance £125 per calendar month

**SACKVILLE ROAD**

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)  
 833 sq ft / 77.4 sq m



Ground Floor  
 833 sq ft / 77.4 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plans, 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, dates, 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 Cupboard
- W Fitted Wardrobes
- G Garden Shortened for Display



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D		
39-54	E	51   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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