

82a Walsingham Road

Hove BN3 4FF

Offers In Excess Of £500,000

- SPACIOUS MAISONETTE
- SOUGHT AFTER LOCATION
- THREE DOUBLE BEDROOMS
- BATHROOM
- SHOWER ROOM
- KITCHEN/BREAKFAST ROOM
- LIVING/DINING ROOM
- PRIVATE STREET ENTRANCE

Whitlock and Heaps are delighted to bring to market this excellent three double bedroom maisonette forming part of this attractive red brick semi detached house offering spacious accommodation featuring a good size living/dining room with balcony and a west facing kitchen/breakfast room. The property is being sold with a share in the freehold and is situated in this sought after location just off New Church Road being within a few minutes walk of the seafront and Richardson Road with its local independent shops.

OUTGOINGS
SHARE OF FREEHOLD

LEASE Remainder of 999 years.

MAINTENANCE - On an adhoc basis.

GROUND FLOOR PRIVATE STREET ENTRANCE Entrance hall with stairs to first floor.

LANDING Stained glass window, coving radiator.

KITCHEN/BREAKFAST ROOM Incorporating stainless steel 1 1/2 bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with range of cupboards and drawers under, matching eye level wall cupboards, inset four ring ceramic hob with double oven under, space for fridge/freezer and plumbing for washing machine and dishwasher, two UPVC double glazed windows, fitted cupboard, space for table and chairs.

LIVING/DINING ROOM Feature fireplace with tiled insert and timber mantle, sash bay window, coving, double glazed door to:

BALCONY

MASTER BEDROOM Range of fitted wardrobes, radiator, sink with cupboard under, sash window, coving.

BATHROOM White suite comprising panelled bath with mixer tap and shower over, wash hand basin with cupboards under and laminate top, radiator, part tiled walls, UPVC double glazed windows.

FIRST FLOOR

LANDING Eaves storage cupboards.

BEDROOM 2 UPVC double glazed windows, radiator.

BEDROOM 3 Velux window, eaves storage, radiator.

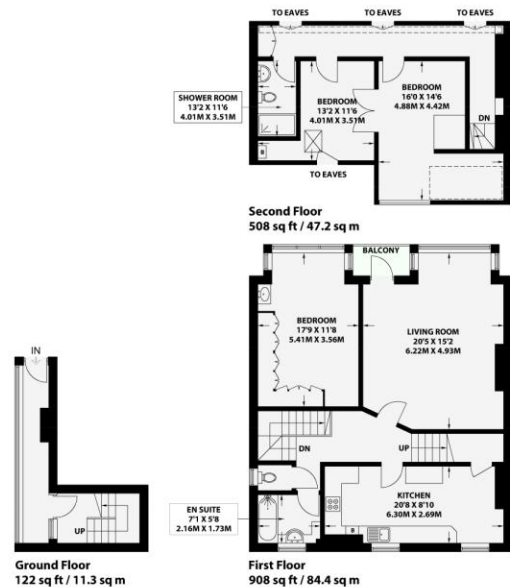
SHOWER ROOM Comprising walk in shower with tiled surround, wash hand basin with cupboard under, low level w.c, heated ladder style towel rail.

WALSINGHAM ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
1477 sq ft / 137.2 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
1538 sq ft / 142.9 sq m



Floor plans for illustration and identification purposes only and are 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, 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
- M.P. 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		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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