



## Westbourne Street Hove BN3 5PE

Asking Price Of £180,000

- CONVENIENT LOCATION
- DOUBLE BEDROOM
- SHOWER ROOM
- KITCHEN

- LIVING/DINING ROOM
- SOUTH FACING COMMUNAL GARDENS
- COMMUNAL LAUNDRY ROOM
- COMMUNAL LIVING ROOM

RETIREMENT FLAT situated in this most convenient location on level ground and within a short walk of local shops, cafes and eateries. Forming part of the second floor of this purpose-built block offering good size one bedroom accommodation with a modern shower room and open plan kitchen/living room. The flat is presented in good order throughout.

The building benefits from a house manager and has delightful south facing communal gardens. The other communal facilities include a laundry and living room. There is also an option to book the guest room subject to availability.

**ENTRANCE HALL** Double airing cupboard housing hot water cylinder.

**KITCHEN** Incorporating stainless steel 1 1/2 bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboard and drawers under, matching eye level wall cupboards, electric cooker, fridge/freezer, tiled splashback.

**LIVING ROOM/DINING ROOM** UPVC double glazed windows, heater.

**BEDROOM** Fitted double wardrobes, UPVC double glazed window, heater.

**SHOWER ROOM** Comprising walk in shower with tiled surround, pedestal wash hand basin, low level w.c, heated towel rail, part tiled walls.

**OUTSIDE**

**COMMUNAL SOUTH/WEST FACING GARDENS**

**COMMUNAL KITCHEN, LIVING AND LAUNDRY ROOMS**

**GUEST ROOM**

**HOUSE MANAGER**

**OUTGOINGS**

**LEASE** 151 years remaining

**MAINTENANCE** £220 per calendar month.

**Council Tax Band B** (taken from [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).

**We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.**

**CARMEL HOUSE**

HOVE

APPROXIMATE GROSS INTERNAL AREA  
45.1 sq m / 485 sq ft



**Second Floor**  
45.1 sq m / 485 sq ft

whitlock & heaps  
Floor plan is for illustration and identification purposes only and is not to scale. Photo, garden, pictures and lenses 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).  
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Measuring Points  
Storage Cupboard  
Stairs Wardspace  
Garden Sheltered for Display  
Skylight

Measuring Points  
T  
FF  
FF  
B

Ceiling Height  
Hot Water Tank  
Integrated fridge / freezer  
Head Height Below 1.5m  
Boiler

Certified Property Measurer  
IPMS2  
BESPOKE  
PROPERTY MARKETING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Portslade Branch

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