



## Flat 3, 65 Pembroke Crescent

Hove BN3 5DF

Guide Price £425,000 - £450,000

- STUNNING FIRST FLOOR APARTMENT
- TWO BALCONIES
- WEST FACING REAR GARDEN
- TWO BEDROOMS
- DELIGHTFUL KITCHEN/LIVING ROOM
- MODERN BATHROOM
- SOUGHT AFTER LOCATION
- SHARE OF FREEHOLD

Set within an attractive Edwardian building, this beautifully presented first floor apartment enjoys an east – west aspect, filling the space with natural light throughout the day. The property offers bright and airy accommodation, neutrally decorated and finished to a high standard. The heart of the home is a wonderful open-plan kitchen and living room, perfect for modern living and entertaining. There are two private balconies ideal for morning coffee or evening relaxation and a charming west facing rear garden that captures the afternoon sun. Presented in excellent order and sold with a share of the freehold, this stylish apartment combines period character with contemporary comfort in one of Hove's most desirable Crescents. Located in this tucked away location within a short walk of Hove mainline station and seafront with an array of local shops and eateries being within walking distance.

**ENTRANCE HALL** Radiator.

**OPEN PLAN KITCHEN/LIVING ROOM** This beautifully fitted kitchen incorporates a single sink unit with 'Quartz' worksurface, range of cupboards and drawers under, matching eye level wall cupboards, inset four ring ceramic hob with extractor over, electric oven, integrated fridge/freezer and washing machine. Original sash bay window, radiator.

**BEDROOM 1** Radiator, UPVC double glazed window and door to:

**WEST FACING BALCONY** Space for table and chairs.

**BEDROOM 2** Fitted cupboard housing 'Ideal' gas fired boiler, door to:

**PRIVATE BALCONY**

**BATHROOM** Modern suite comprising tiled panelled bath with mixer tap and separate shower over, glazed shower screen, toilet with concealed cistern, wash hand basin, heated towel rail, tiled floor, part tiled walls.

**OUTSIDE**

**WEST FACING REAR GARDEN** Separate garden being mainly laid to lawn with decked area and borders.

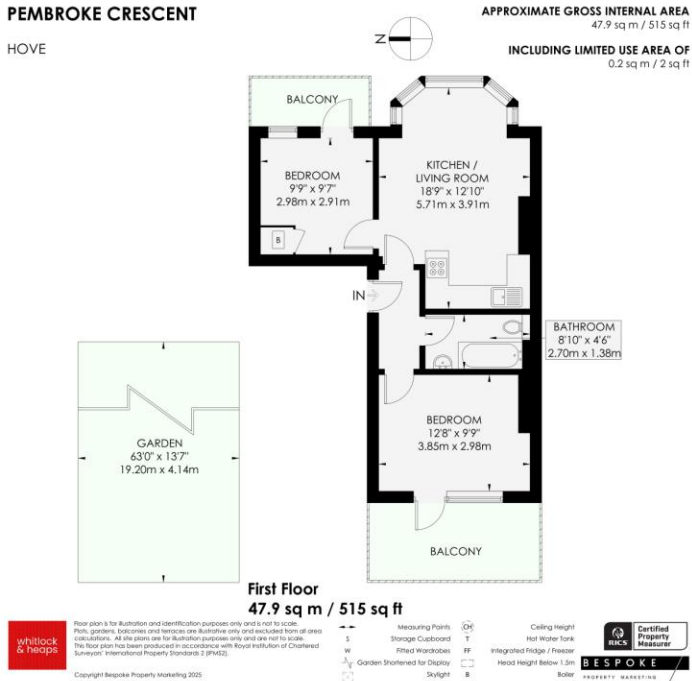
**OUTGOINGS**

**SHARE OF FREEHOLD**

**REMAINDER OF 999 YEAR LEASE**

**MAINTENANCE £70 per calendar month**

**Council Tax Band B** (taken from the government website, [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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

65 Sackville Road, Hove BN3 3WE  
sales@whitlockandheaps.co.uk  
01273 778577



**Disclaimer:** Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.