



## Flat 4, 34 Sackville Road Hove BN3 3FB

Offers in Excess Of £285,000  
Share of Freehold

- FIRST FLOOR FLAT
- TWO BEDROOMS
- BALCONY
- GAS CENTRAL HEATING
- BAY WINDOW
- SEPARATE KITCHEN
- SHARE OF FREEHOLD
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this two-bedroom converted flat forming part of the first floor of this period building. Boasting a good size living room and Easterly aspect balcony. This flat is being brought to market with neutral décor and no onward chain.

Bus routes operate locally making public transport throughout the city simple. George Street, Church Road and Portland Road are all local to the property with their vast array of shopping facilities, eateries and cafés. You are in the catchment area for numerous schools, Hove seafront is a short distance away and the A27 is a quick drive for travels out of the city. Hove mainline train station is also nearby for commuting.

**ENTRANCE HALL** Thermostat, electrics, storage cupboard, intercom.

**KITCHEN** Stainless steel bowl sink with mixer taps and drainer, vinyl work surfaces with cupboards below and matching eye level cupboards. Space for fridge freezer and space for washing machine. Four ring Indesit electric hob with oven below and extractor above. South facing sash window 'Vaillant' gas fired combination boiler.

**LIVING ROOM** Bay sash window with triple aspect, South, North and East. Radiator.

**BATHROOM** Panelled bath with shower over, pedestal wash hand basin, sash frosted window, low level w.c., radiator.

**BEDROOM** UPVC double glazed westerly aspect window, radiator.

**BEDROOM** Windows to front, radiator, door onto balcony.

**OUTSIDE**

**BALCONY** Easterly facing balcony.

**OUTGOINGS**

87 years unexpired

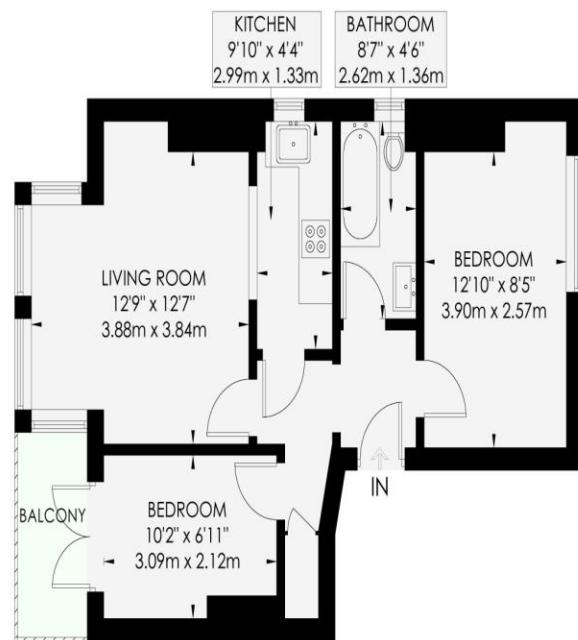
£3,000 per annum service charge

**Council Tax Band A (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.

**SACKVILLE ROAD**

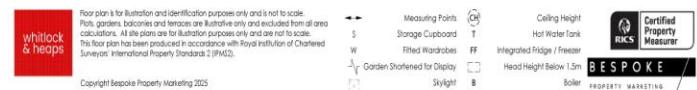
HOVE

APPROXIMATE GROSS INTERNAL AREA  
50 sq m / 538 sq ft



**First Floor**

**50 sq m / 538 sq ft**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	78
(39-54)	E	67
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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