

**FOR SALE**



**Sussex Court, Hove**  
**Offers in the Region of £250,000**

  
**MARTIN&CO**

## Sussex Court, Hove

Offers in the Region of £250,000

- No Onward Chain
- Underground Parking
- Close to Church Road.
- Lift and Stairs to all Floors
- Double Glazed

This one-bedroom apartment sits elevated on the 6th floor of a Mid-Century, purpose-built apartment complex offering stunning views across the city. Just minutes from Church Road's vibrant mix of shops, bars and restaurants. Hove station is around a 10 to 15 minute walk. The property comes complete with underground parking. No onward chain.



The apartment is accessed through the smart and well-kept communal entrance with a security entry-phone. Once inside, the entrance hallway leads to all rooms and has the benefit of useful storage cupboards. The lounge is a generous 21' x 10' with fantastic views across the city. There is a separate fully fitted kitchen with breakfast bar and an excellent 9'11" x 14'5" double bedroom with built in wardrobes. There is lift access to all floors and the benefit of well-maintained communal gardens. The property is offered with no onward chain.

Share of Freehold. We are advised there are 327 Years left on the lease. Service charges are paid 6 monthly and they are £1,008.85 for the current 6 months.

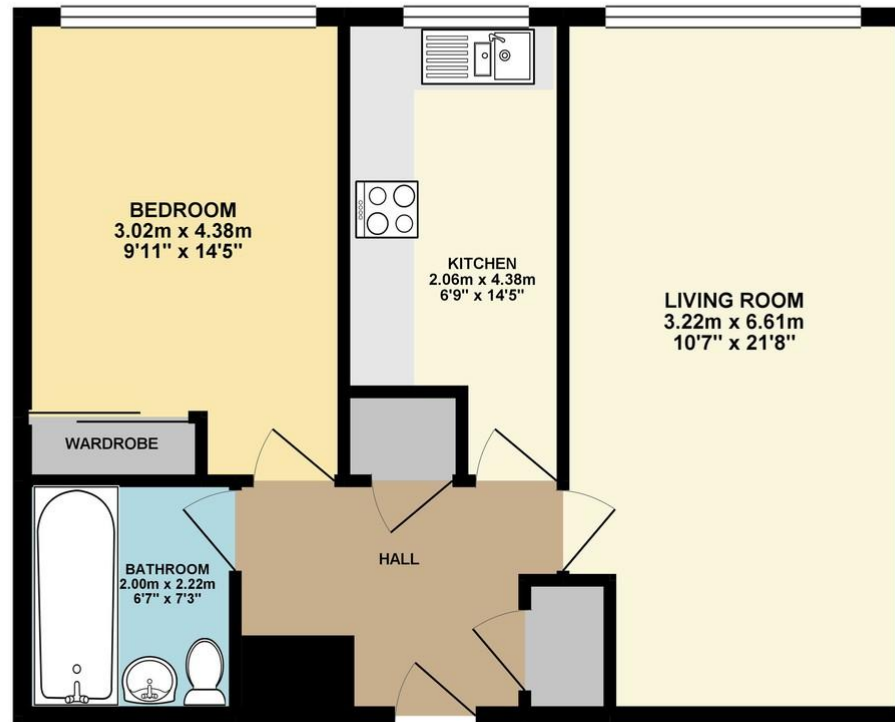


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		80	82
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		84	87
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR 54.88 sq. m.  
( 590.75 sq. ft. )



TOTAL FLOOR AREA : 54.88 sq. m. ( 590.75 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Martin & Co Brighton

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