



## First Floor Rear Studio, 5 Brunswick Road, Hove, East Sussex, BN3 1DG

A FIRST FLOOR SPLIT LEVEL STUDIO FLAT BEING SOLD WITH NO ONWARD CHAIN CLOSE TO THE CITY CENTRE.

Situated in a convenient position between Cambridge Road and York Road just north of Western Road. Western Road offers extensive shopping, restaurants and bars as well as regular bus service providing access to most parts of town. The property is also well situated for access to Brighton and Hove mainline railway stations with their links to London. Hove bathing beaches and lawns are also located within half a mile.

**Offers in the region of £160,000**

- Open plan kitchen & living
- Kitchen
- Bathroom
- Electric Heating
- Separate sleeping area
- No Onward Chain



# First Floor Rear Studio, 5 Brunswick Road, Hove, East Sussex,

## COMMUNAL FRONT DOOR

## COMMUNAL ENTRANCE HALLWAY

Leading to first floor.

## FRONT DOOR TO FLAT

## ENTRANCE LOBBY

Smoke detector, ceiling light point, wall mounted meters and fuse board, door to

## OPEN PLAN LOUNGE/KITCHEN 15'1 x 8'7 (4.60m x 2.62m)

West aspect with sash window overlooking gardens to rear, wall mounted electric panel heater, ceiling light point, coved ceiling, wall mounted door entry phone system.

## RECESSED KITCHEN

Range of white high gloss fronted eye level and base units comprising of cupboards and drawers, tiled splash backs, high gloss roll edge work surfaces, stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, space for fridge, double glazed window to side, ceiling light point.

## STAIRS

From rear of living space with spindles to handrail leading to

## SLEEPING AREA 8'2 x 6'10 (2.49m x 2.08m)

Sleeping area, westerly aspect with sash window to rear with fitted shutters, coved ceiling, ceiling light point, wall mounted electric panel heater, telephone point, built in storage cupboard, door to

## BATHROOM

Being fitted with white low level W.C, panelled bath with mixer tap, wall mounted electric 'Triton Agio' shower, tiled surround, double glazed window with obscure glass, extractor fan, 2 x ceiling light points, hard wired smoke detector, electric panel heater, vanity unit with inset sink, mixer tap with pop up waste, high gloss fronted storage cupboard under, built in storage with hanging rail, and fire door providing fire exit to communal way.

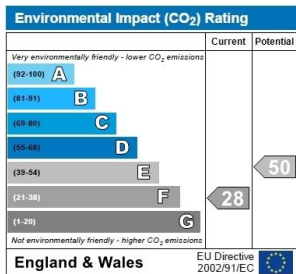
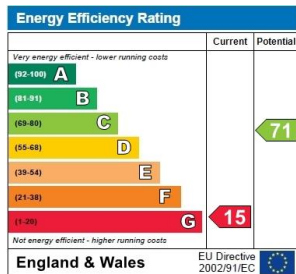
## OUTGOINGS

Lease- 125 years from 25.3.1988

Maintenance- £1248.86 pa

Ground Rent- £200 pa

\*\*2nd home owners will pay 3% stamp duty\*\*



VIEW BY APPOINTMENT THROUGH VENDOR'S AGENTS DEAN & CO PLEASE

N.B. The agents have not tested any apparatus, fitting or services and cannot verify that they are in working order. Room sizes are given for guidance only and should not be relied upon when ordering carpets, furniture, appliances etc.