

## GFF, 64 Sackville Road, Hove BN3 3HA

Asking Price Of £265,000

- DOUBLE BEDROOM
- MODERN SHOWER ROOM
- CONTEMPORARY KITCHEN
- LIVING ROOM
- UPVC DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- SHARE OF FREEHOLD
- PRESENTED IN EXCELLENT ORDER

This raised ground floor property has been tastefully updated by the present owner offering beautifully presented one double bedroom accommodation including a modern kitchen and shower room. The flat also benefits from UPVC double glazed windows and is being sold with a share in the freehold.

Situated in this central location within walking distance of Hove mainline station and seafront. An abundance of shopping facilities, eateries and cafes are all within walking distance. Bus services run close by offering access into the City Centre.

The accommodation with approximate room measurements comprises:-

#### KITCHEN

Incorporating sink unit with drainer and mixer tap, adjacent wooden worksurface with cupboards and drawers under, range of matching eye level wall cupboards, inset four ring ceramic hob with extractor over, electric oven, integrated fridge/freezer and dishwasher, space for washing machine, UPVC double glazed window, radiator, tiled splashback.

#### LIVING ROOM

UPVC double glazed window, fitted cupboard, radiator.

#### BEDROOM

UPVC double glazed sash window, two fitted double wardrobes and matching drawers to one wall, radiator.

#### SHOWER ROOM

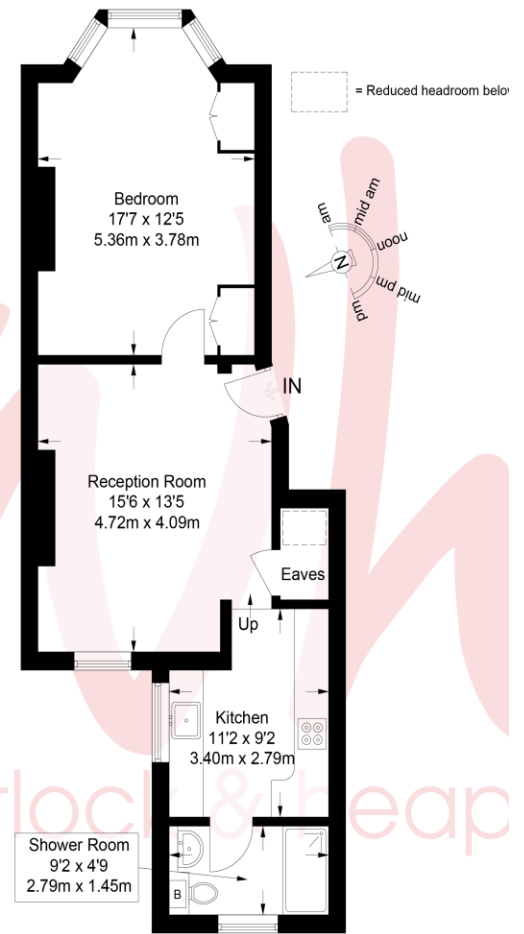
Comprising walk in shower, wash hand basin, low level w.c., fitted cupboard housing 'Vaillant' gas fired boiler, radiator, UPVC double glazed window.

#### OUTGOINGS

Share of Freehold

Lease remainder of 999 years

Maintenance – self administered - £40 pcm



#### Raised Ground Floor

Approximate Gross Internal Area = 563 sq ft / 52.3 sq m  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 5 sq ft / 0.5 sq m  
Total = 568 sq ft / 52.8 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Whitlock and Heaps 2020

#### Portslade Branch

48 Boundary Road, Portslade BN3 4EF  
portslade@whitlockandheaps.co.uk  
01273 422706

#### Hove Branch

65 Sackville Road, Hove BN3 3WE  
hove@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.