



Western Road, Hove, East Sussex, BN3 1AE

Guide Price £190,000

- One bedroom flat
- First floor accommodation
- En-suite shower room
- Buy to let investment
- Central location



Stanfords
Estate Agents



This well-presented first floor period converted flat is situated on the Hove side of the popular Western Road. Western Road offers a vast choice of shops, restaurants and regular public transport links to in and around the city. In a southerly direction and just two streets away you will find Hoves award winning beach and with both Brighton and Hove train stations nearby. The property itself has a bright feel to it and benefits from having gas fired central heating.

COMMUNAL ENTRANCE

OPEN PLAN LIVING ROOM AND KITCHEN

15' x 14' 1" (4.57m x 4.29m)

LIVING AREA

Floor to ceiling bay window over looking Western Road, wood effect flooring, TV aerial point covered ceiling and radiator.

KITCHEN

Floor and wall mounted units, roll top work surface with sink and drainer, part tiled splash backs, inset four ring gas hob with oven beneath and extractor over, space and plumbing for washing machine. Wood effect flooring and covered ceiling.

BEDROOM

11' 7" x 8' 11" (3.53m x 2.72m) MAX

Window to the rear, door to entrance hall, radiator, covered ceiling and door to en-suite shower room.

EN-SUITE SHOWER ROOM

7' 9" x 2' 8" (2.36m x 0.81m)

Walk in shower cubicle with part tiled walls and bi-folding glazed door, wash basin and WC. Tiled floor, extractor fan and wall mounted combination boiler.

OTHER INFORMATION

Tenure - Leasehold

Lease - New lease to be issued

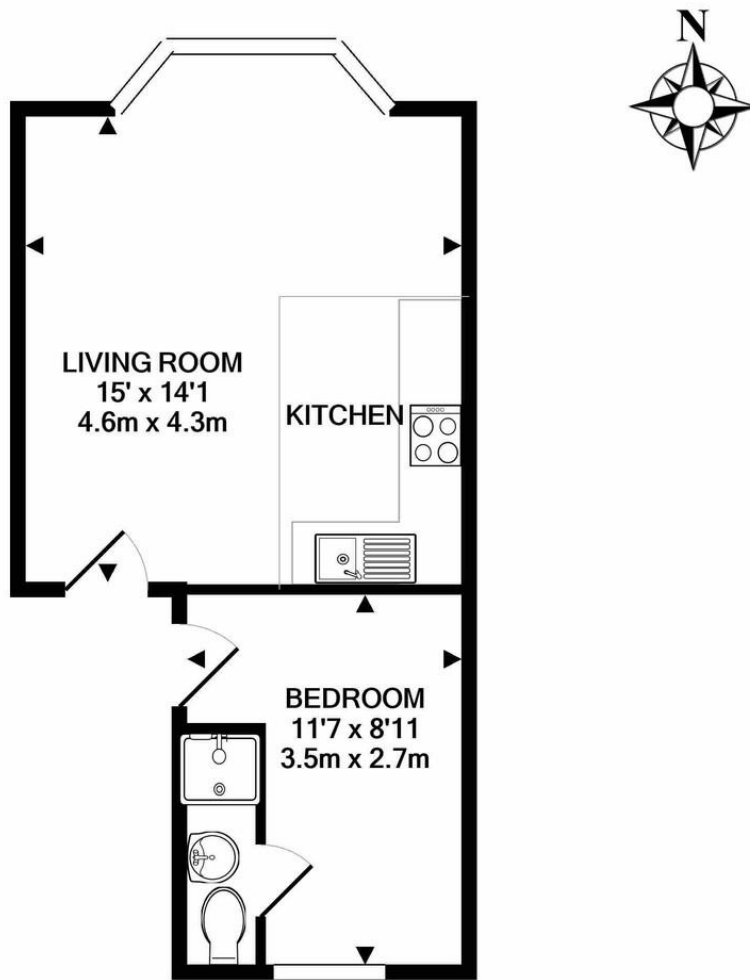
Ground Rent - TBC

Service Charge - TBC

Council Tax Band - A

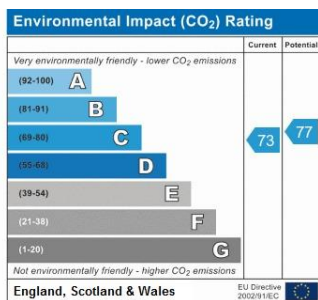
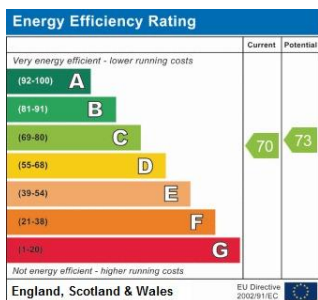
Parking - Zone M

**This property is currently let for £750 per calendar month on an AST for 12 months commencing 20th May 2020.



TOTAL APPROX. FLOOR AREA 344 SQ.FT. (32.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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SERVICE CHARGE

TBC

GROUND RENT

TBC

PARKING

Parking Zone M

COUNCIL TAX BAND

Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Brighton & Hove City Council

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