



## 1, 3 Upper Market Street, Hove, East Sussex, BN3 1AS

**Guide Price £225,000**

- ONE BEDROOM
- SHARE OF FREEHOLD
- EXCELLENT BUY TO LET/ FIRST TIME BUY
- EN-SUITE SHOWER ROOM
- GAS CENTRAL HEATING



**Stanfords**  
Estate Agents



This quirky property is organised over two levels, accessed via the ground floor there is an entrance hallway leading to the bedroom with an en-suite shower room, a spiral staircase then takes you down to the large living space, the separate kitchen, larder/utility and cloakroom have impressive and characterful arched ceilings. Throughout the property there is a neutral colour scheme and mostly wood flooring, this property would be classed as an ideal buy to let investment or first time purchase, viewings advised. Share of the freehold included.

Centrally located just South of Western Road and within a few minutes walk to the beach and numerous facilities. Hove and Brighton mainline stations are to hand.

#### **ENTRANCE HALL**

With entry phone system, wood flooring and access to the bedroom and staircase to lower level.

#### **BEDROOM**

**11' 4" x 9' 2" (3.45m x 2.79m)**

This bedroom is bright and has built in sliding mirror door storage, an attractive bow front and sash windows overlooking Upper Market Street.

#### **EN-SUITE**

There is a white suite with chrome fittings, including a shower cubicle, low level wc and contemporary sink on tiled pedestal, stone tiling on the walls and floor and spot lights.

#### **LIVING ROOM**

**15' 6" x 11' 7" (4.72m x 3.53m)**

Accessed via the spiral staircase, this area has space for living and dining areas, there is a floor to ceiling contemporary radiator and access to the three other areas on this level.

#### **KITCHEN**

**8' 6" x 4' 5" (2.59m x 1.35m)**

Organised to one wall there is a cooker with hob above, roll top worksurfaces, fridge freezer and a sink.

#### **PANTY/ STORAGE**

**8' 7" x 5' 10" (2.62m x 1.78m)**

This very usefull area is currently used for an additional fridge, washing mashine space and shelved storage.

#### **CLOAKROOM**

**7' 11" x 3' 2" (2.41m x 0.97m)**

Walls and floor are tiled, there is a low level WC and a sink.

Tenure: Leasehold - Share in the freehold

Service Charge: TBC

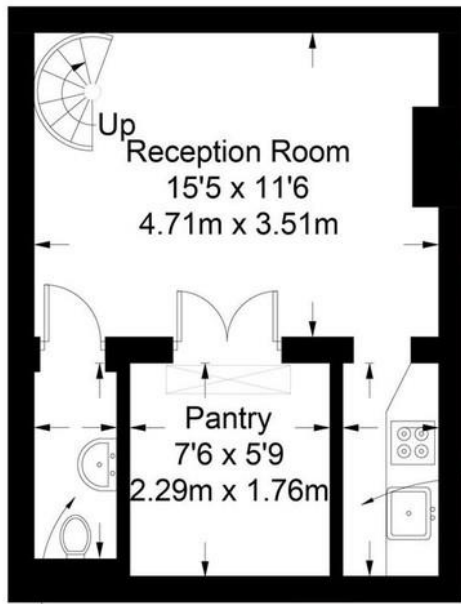
Ground Rent: N/A

Lease: TBC

Parking: Zone M

Council Tax Band: A

Local Authority: Brighton And Hove City Council

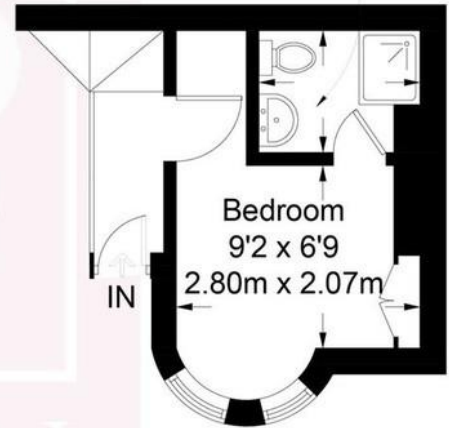


Separate WC  
7'5 x 3'2  
2.27m x 0.97m

**Basement**  
313 sq ft / 29.1 sq m



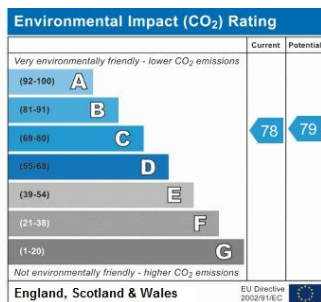
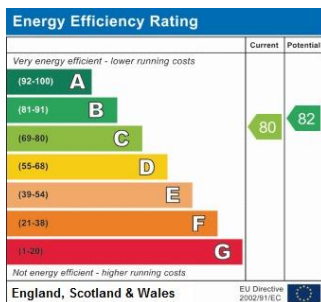
Shower Room  
6'0 x 4'6  
1.84m x 1.38m



**Ground Floor**  
157 sq ft / 14.6 sq m

Approximate Gross Internal Area = 470 sq ft / 43.7 sq m

Illustration for identification purposes only, measurements are approximate, not to scale © Baron Estates 2016



**SERVICE CHARGE**

TBC

**GROUND RENT**

TBC

**PARKING**

Parking Zone M

**COUNCIL TAX BAND**

Tax band A

**TENURE**

Leasehold - Share of Freehold

**LOCAL AUTHORITY**

Brighton & Hove City Council

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