

St Aubyns, Hove, East Sussex, BN3 2TJ

Guide Price £235,000

- Top (3rd) Floor Flat
- Video Viewing Available
- One Double Bedroom
- Kitchen with Appliances
- Spacious Lounge
- No Onward Chain



Stanfords
Estate Agents



DESCRIPTION

Stanfords Estates are delighted to offer for let this spacious and bright one double bedroom top floor flat. Situated within a highly desirable location in central Hove and positioned within walking distance of Hove mainline station, seafront, local restaurants and George Street. The property comprises of kitchen with appliances, spacious lounge, shower room and double bedroom.

ENTRANCE HALL

15' 4" x 7' 3" (4.67m x 2.21m)

Neutrally decorated and carpeted with electric meter. Bright staircase leading to the top level with solid wood banister and decorative spindles.

BEDROOM

12' 4" x 12' 1" (3.76m x 3.68m)

Pleasant bright easterly aspect via large sash window providing picturesque views over central hove and out to the sea. Generous space for double bed and free standing furniture.

KITCHEN

9' 5" x 4' 1" (2.87m x 1.24m)

Organised to 3 walls and, being recently fitted with roll edge wood effect work surfaces and tiled white splash backs. Storage at base and eye level arranged as drawers and cupboards. Stainless steel sink with drainer, space and plumbing for fridge freezer and washing machine.

LIVING ROOM

16' 7" x 12' 5" (5.05m x 3.78m)

Westerly aspect room which features two large and original sash windows. Beautiful views of the roof tops of New Church Road and South Downs. Ample space for large living room furniture and a gorgeous fire surround. Smooth finish walls and ceiling, both neutrally decorated throughout. Large storage cupboard.

SHOWER ROOM

7' 1" x 4' (2.16m x 1.22m)

White suite with chrome fittings. Low level WC, pedestal wash basin, walk in shower with electric shower unit. Walls partly tiled and neutrally decorated.

OTHER

Tenure - Leasehold share of freehold

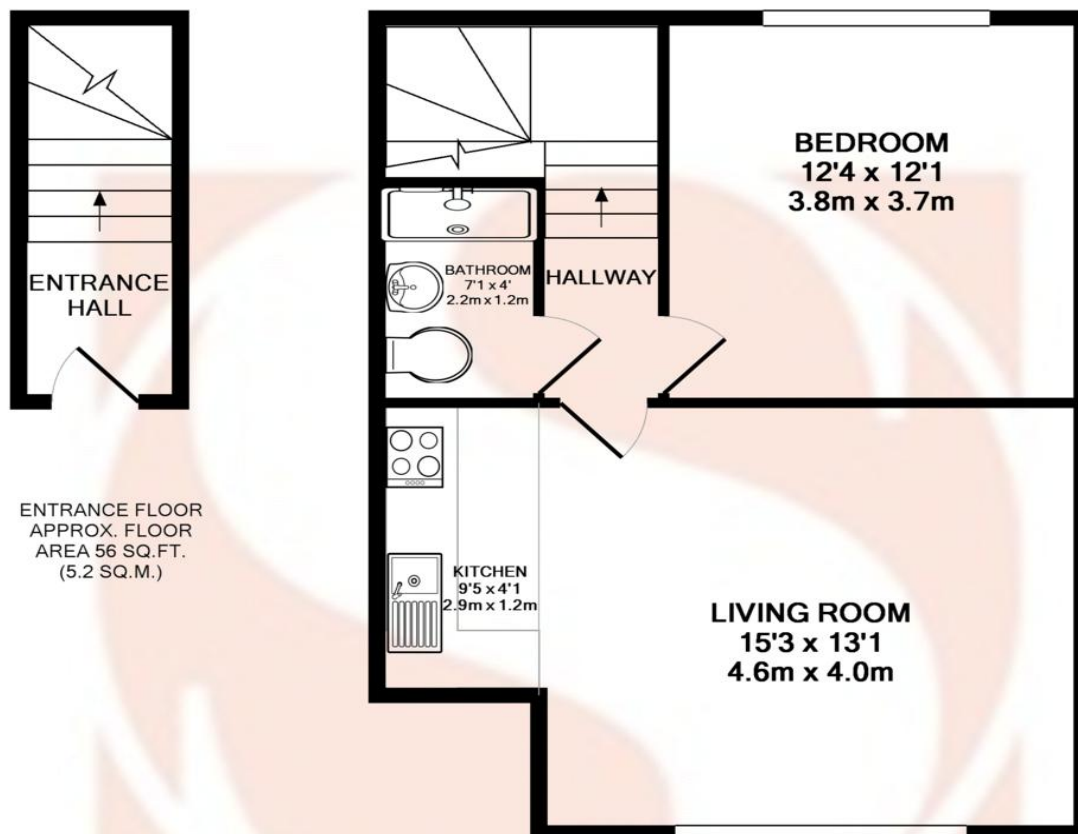
Lease - remainder of 999 from 2015

Ground Rent - peppercorn

Service Charge - £964.00 every six months

Council Tax Band - A

Parking - Zone N

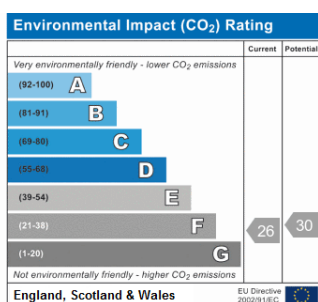
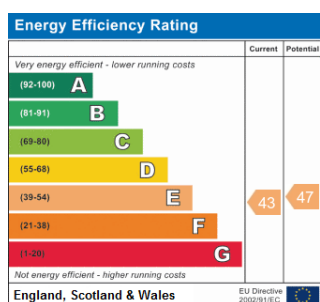


ENTRANCE FLOOR
APPROX. FLOOR
AREA 56 SQ.FT.
(5.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 501 SQ.FT.
(46.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 558 SQ.FT. (51.8 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
£964.00 every six months

COUNCIL TAX BAND
Tax band A

GROUND RENT
Peppercorn

TENURE
Leasehold Share of Freehold
remainder of 999 from 2015

PARKING
Zone N

LOCAL AUTHORITY
Brighton & Hove City Council

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