



LGFF, 55 Livingstone Road Hove BN3 3WN

Asking Price Of £180,000

- STUDIO ROOM
- SEPARATE KITCHEN
- BATHROOM
- PRIVATE REAR GARDEN
- CLOSE TO HOVE MAINLINE STATION
- END OF CHAIN
- IDEAL FIRST TIME BUY/BUY TO LET
- WALKING DISTANCE TO HOVE SEAFRONT

The studio flat forms part of this terraced house, being neutrally decorated throughout and benefiting from a separate kitchen and bathroom. The studio room has direct access onto the private rear garden.

Situated in this central location within a few minutes walk of Hove mainline station, George Street shopping thoroughfare and Church Road with its array of bars and restaurants. Hove seafront is within easy reach and bus services run close by offering access into the City Centre.

COMMUNAL ENTRANCE Carpeted floors with meters in box above.

HALLWAY Electric radiator and single sash window to rear.

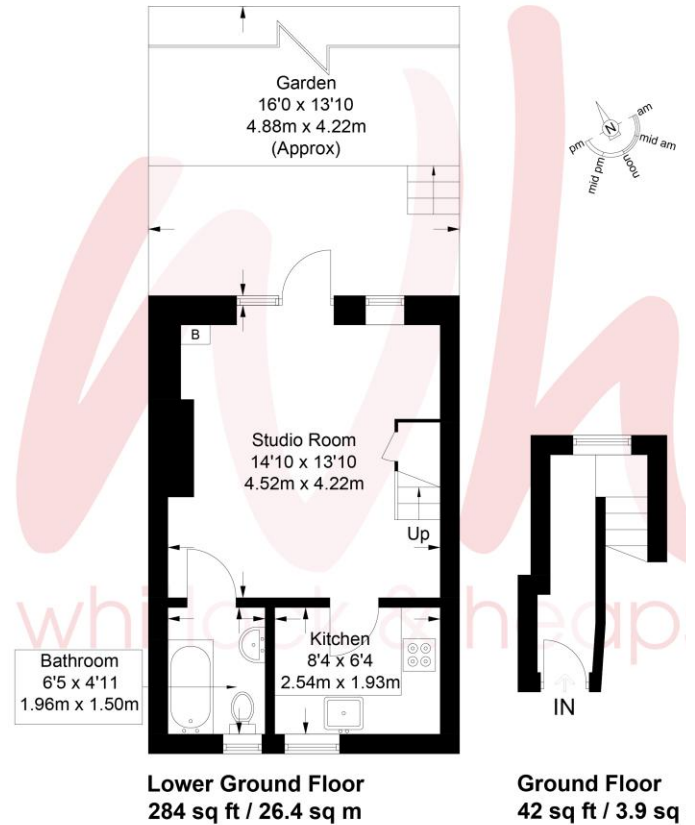
STUDIO ROOM Single sash window, radiator, gas fired 'Worcester' combination boiler, door to garden and under stair storage.

KITCHEN Incorporating stainless steel sink bowl with drainer, adjacent work surfaces with cupboards and drawers under, matching eye level cupboards, gas hob with electric oven under and cooker hood over. Space for washing machine and fridge freezer, tiled floor, single glazed sash window.

BATHROOM Comprising panelled bath with electric shower and tiled surround, pedestal wash hand basin with tiled splash back, wall mounted heated towel rail, single sash window.

PATIO Split level walled patio with soil borders.

OUTGOINGS New 125 year lease
25% share of freehold
Self-managed



Approximate Floor Area = 326 sq ft / 30.3 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Whitlock and Heaps 2022

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.