



GFF, 55 Livingstone Road Hove BN3 3WN

Asking Price Of £100,000

- CASH BUYERS ONLY
- STUDIO ROOM
- SEPARATE KITCHEN
- SHOWER ROOM
- CLOSE TO HOVE MAINLINE STATION
- END OF CHAIN
- WALKING DISTANCE TO HOVE SEAFRONT
- SHARE OF FREEHOLD

Whitlock and Heaps are delighted to present to market this studio flat that forms part of this Victorian terraced house, being neutrally decorated throughout and benefitting from a separate kitchen and shower room.

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 there are bus services running close by offering access to the City Centre.

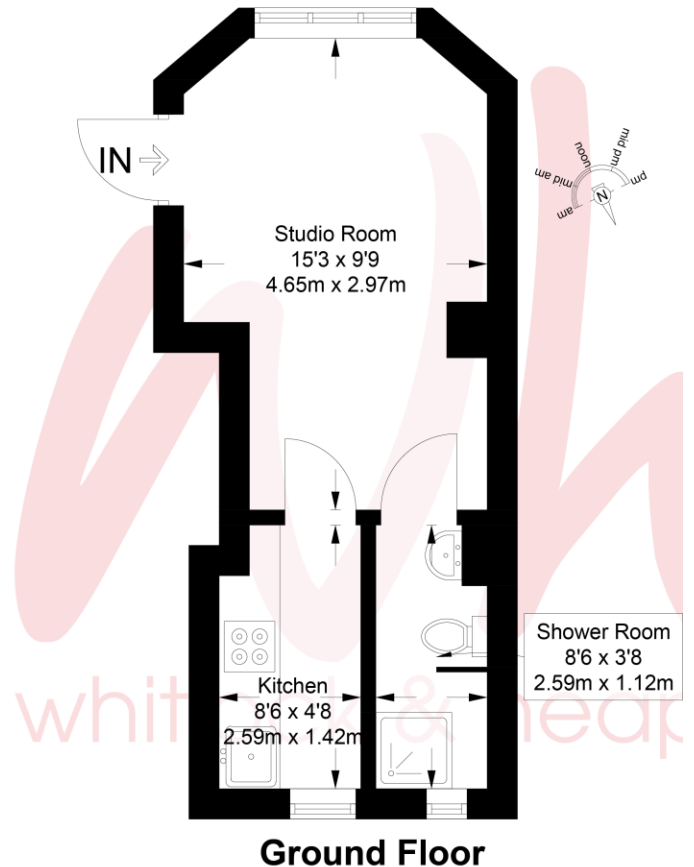
COMMUNAL ENTRANCE Carpeted floor with meters above.

STUDIO ROOM Single sash windows, carpeted floors.

KITCHEN Incorporating stainless steel sink with drainer and electric water heater above, four ring electric hob with extractor above and electric oven below, adjacent laminate work surfaces with drawers below and matching eye level cupboards, single sash windows, tiled floor.

SHOWER ROOM Comprising step in electric shower, wash hand basin with electric water heater, low level w.c., single sash window, tiled floor.

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



Approximate Gross Internal Area = 211 sq ft / 19.6 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.