



77a Sackville Road

Hove BN3 3WE

Asking Price Of £250,000

- SPACIOUS ACCOMMODATION
- DELIGHTFUL REAR GARDEN
- KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- DOUBLE BEDROOM
- BATHROOM
- PRIVATE STREET ENTRANCE
- NO ONWARD CHAIN

Whitlock and Heaps are pleased to offer to market this delightful patio flat offering good size accommodation that is in need of updating but features a patio garden. The property is approached by its own private street entrance with the living room opening onto the double aspect kitchen/breakfast room. Situated in this central and convenient location within a few minutes walk of Hove seafront and mainline station with an array of eateries and cafes all within a short walk. The lease was extended in 2016 to 125 years and the property is being sold with no onward chain.

PRIVATE STREET ENTRANCE

ENTRANCE HALL Radiator.

LIVING ROOM UPVC double glazed window, radiator, opening to:-

KITCHEN/BREAKFAST ROOM Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye-level wall cupboards, appliance space, three UPVC double glazed windows, radiator, 'Worcester' gas-fired boiler, space for table and chairs, door to garden.

BEDROOM UPVC double glazed bay window, 2 radiators.

BATHROOM Comprising panelled bath with mixer tap and shower attachment, pedestal wash-hand basin, low level w.c., radiator, part tiled walls.

OUTSIDE

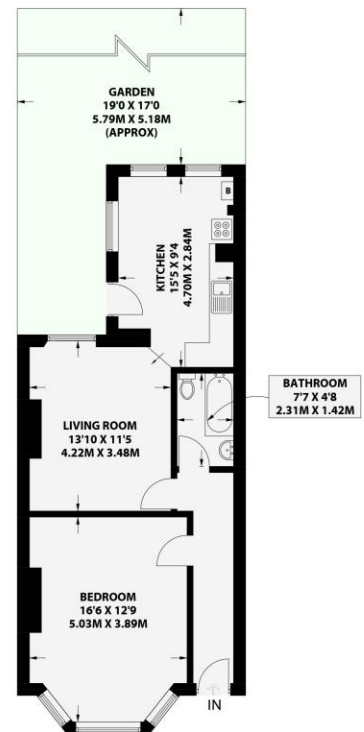
PRIVATE REAR GARDEN Low maintenance with flower borders.

OUTGOINGS Lease: 125 years from 2016
Ground Rent: £250.00 p.a.
Maintenance fees: to be advised

SACKVILLE ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA
610 sq ft / 56.7 sq m



Lower Ground Floor
610 sq ft / 56.7 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, figures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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CH	Ceiling Height
T	Hot Water Tap
FF	Fridge / Freezer
—	Head Height Below 1.8m
—	Measuring Point
S	Storage Cupboard
W	Fitted Wardrobe
—	Garden Shortened for Display

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