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21 White Lodge, 45 Wilbury Avenue

Hove BN3 6HT

Asking Price Of £300,000

- TWO BEDROOMS
- BATHROOM
- KITCHEN/BREAKFAST ROOM
- LIVING/DINING ROOM
- UPVC DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- CENTRAL LOCATION
- UNALLOCATED PARKING

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Whitlock and Heaps are pleased to bring to market this delightful two bedroom second floor apartment forming part of this purpose built block and being situated in this central and convenient location within walking distance of Hove mainline station and local amenities. The property is presented in good order throughout with a separate kitchen/breakfast room and living/dining room. The flat also benefits from UPVC double glazed windows and gas central heating.

ENTRANCE HALL Fitted double walk-in cupboard, radiator.

KITCHEN/BREAKFAST ROOM Incorporating one and a half bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye-level wall cupboards, inset ceramic hob with extractor over, eye-level oven and microwave, cupboard housing gas-fired boiler, appliance space, UPVC double glazed window, tiled splashback.

LIVING ROOM UPVC double glazed window, radiator.

BEDROOM 1 UPVC double glazed window, radiator.

BEDROOM 2 UPVC double glazed window, radiator.

BATHROOM White suite comprising panelled bath, pedestal wash-hand basin, low level w.c., radiator, fitted linen cupboard.

OUTSIDE

Parking on a first come first served basis.

OUTGOINGS

Ground Rent: £10.00 p.a.

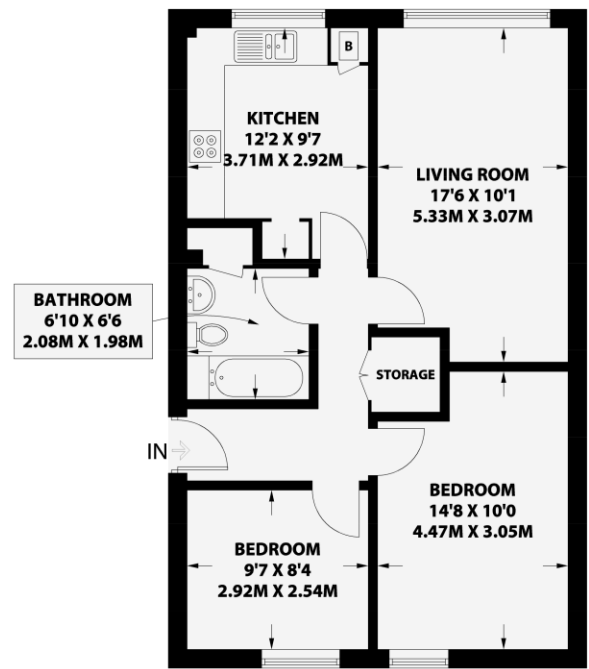
Maintenance Charge: £1,405.44 p.a. (Including reserve fund payment)

Lease: 125 years from 1982 (86 years remaining)

WHITE LODGE

HOVE

APPROXIMATE GROSS INTERNAL AREA
60.8 sq ft / 654 sq m



Second Floor



Floor plan is for illustration and identification purposes only and is not to scale. Plans, 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 (RISCS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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Ceiling Height
 Hot Water Tank
 Fridge / Freezer
 Head Height Below 1.5m
 Measuring Points
 Storage Cupboard
 Fitted Wardrobe
 Garden Shortened for Display



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