

## Maisonette, 8 Salisbury Road, Hove BN3 3AB

Asking Price Of £550,000

- SECOND AND TOP FLOOR MAISONETTE
- SPACIOUS ACCOMMODATION
- DELIGHTFUL OPEN PLAN KITCHEN/LIVING ROOM
- THREE DOUBLE BEDROOMS
- CONTEMPORARY BATHROOM
- JACK AND JILL BATHROOM TO THE TOP FLOOR
- LONG LEASE
- NO ONWARD CHAIN

Whitlock and Heaps are pleased to offer to market this delightful second and top floor apartment situated in this most desirable location. The maisonette offers spacious three double bedroom accommodation with a contemporary bathroom and jack and jill shower room. A particular feature is the wonderful open plan kitchen/living and dining area, with the kitchen having granite worksurfaces and integrated appliances. Being sold with the remainder of a 999 year lease and no onward chain. Hove seafront and mainline station are both within walking distance with an array of eateries, cafe's and shopping facilities being close by.

**SHOWER ROOM** 'Jack and Jill' comprising walk-in shower, wash-hand basin with cupboard under, low level w.c., tiled floor and walls, heated ladder style towel rail.

**OUTGOINGS** Lease: remainder of 999 years. Maintenance: £1224.00 p.a., self-managed.

**FIRST FLOOR ENTRANCE** Internal staircase with wrought iron balustrades, sash window, fitted cupboard, entry system telephone.

**KITCHEN/LIVING/DINING ROOM** Kitchen area: Incorporating sink unit with mixer tap, adjacent granite worksurface with range of cupboards and drawers under, matching eye-level wall cupboards, inset 5-ring gas hob, double oven and plate warmer, stainless steel extractor, integrated, fridge, freezer, washing machine and dishwasher, tiled floor, sash window, breakfast bar.

Living/Dining area: Feature fireplace with mantle over, two sash windows, 2 radiators.

**BEDROOM 1** Two sash windows, fitted wardrobe, radiator.

**BATHROOM** Comprising tiled panelled bath with mixer tap and shower attachment, walk-in shower, wash-hand basin, low level w.c., tiled walls and floor, sash window.

**SEPARATE W.C.** Comprising low level w.c., wash-hand basin, tiled floor.

**TOP FLOOR**

**BEDROOM 2** Sash window, feature fireplace radiator, eaves storage.

**BEDROOM 3** UPVC double glazed window, feature fireplace, radiator, eaves storage.

**SALISBURY ROAD**

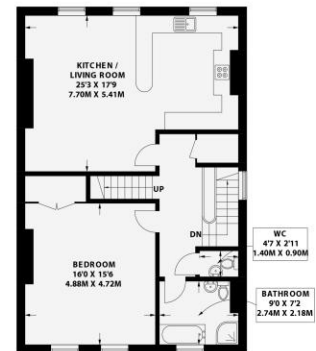
HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)  
1395 sq ft / 129.6 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)  
1483 sq ft / 137.8 sq m



**Third Floor**  
485 sq ft / 45.1 sq m



**First Floor**  
53 sq ft / 4.9 sq m

**Second Floor**  
945 sq ft / 87.8 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, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.  
© Whitlock & Heaps 2024

- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- G Garden Shortened for Display



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	50 E	
21-38	F		
1-20	G		

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.