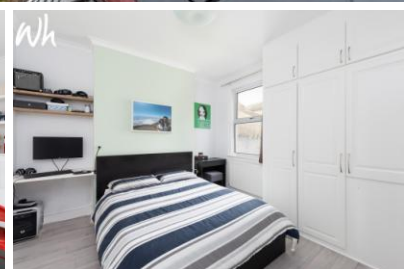
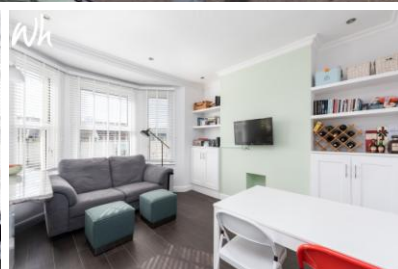


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First Floor Flat, 77 Blatchington Road Hove BN3 3WG

Offers In Excess Of £300,000

- TWO BEDROOMS
- MODERN WHITE BATHROOM SUITE
- SOUTH FACING KITCHEN/LIVING ROOM
- SHARE OF FREEHOLD
- LOFT SPACE
- PRESENTED IN EXCELLENT ORDER
- UPVC DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING

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The flat forms the top floor of this bay fronted Victorian property offering immaculately presented two double bedroom accommodation with a south facing kitchen/living room. The flat also benefits from a modern bathroom, loft space and is being sold with a share in the freehold.

Situated in this convenient 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.

The accommodation with approximate room measurements comprises;

ENTRANCE HALL

Fitted coats cupboard, second cupboard housing washing machine with storage over, hatch to loft space, radiator.

SOUTH FACING KITCHEN/LIVING ROOM

Kitchen Area

Incorporating stainless steel sink unit with drainer and mixer tap, adjacent granite work surface with cupboards and drawers under, inset five ring gas hob with extractor over, eye level oven and microwave, integrated fridge/freezer, plumbing for dish washer, UPVC double glazed window, tiled splashback.

Living Area

UPVC Double glazed bay window, fitted cupboards in alcove one of which houses the boiler, radiator.

BEDROOM 1

UPVC double glazed window, range of fitted wardrobes, radiator.

BEDROOM 2

UPVC double glazed window, built in wardrobe with desk space, radiator.

BATHROOM

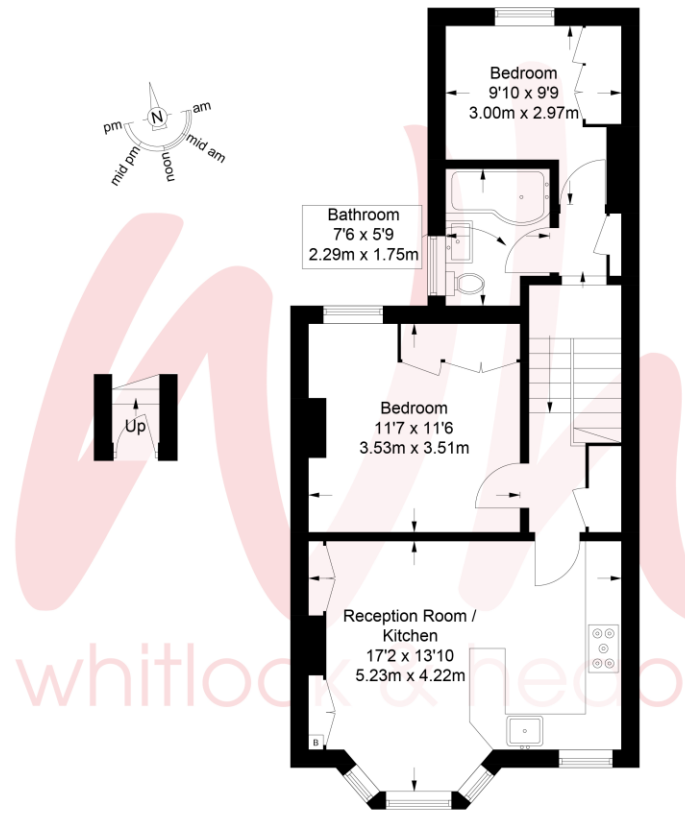
Modern white suite comprising tiled panelled bath with mixer tap and separate shower over, tiled surround, glazed shower screen, tiled floor, low level w.c, wash

hand basin with drawer under, UPVC double glazed window, radiator.

OUTGOINGS

SHARE OF FREEHOLD

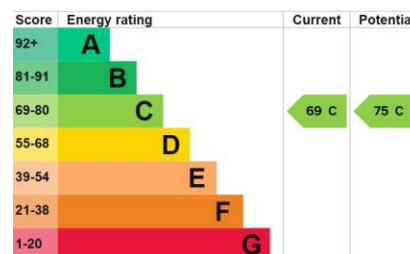
MAINTENANCE £190 per calendar month. The reserve fund currently has almost £12,500 in the account.



Ground Floor 10 sq ft / 0.9 sq m
First Floor 578 sq ft / 53.6 sq m

Approximate Gross Internal Area = 588sq ft / 54.5 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Whitlock and Heaps 2020



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