



74a Old Shoreham Road

Hove BN3 6HL

Asking Price Of £400,000

- SPACIOUS MAISONETTE
- TWO DOUBLE BEDROOMS
- WHITE BATHROOM SUITE
- OPEN PLAN KITCHEN/LIVING ROOM
- BALCONY
- PRIVATE STREET ENTRANCE
- SHARE OF FREEHOLD
- OFF STREET PARKING

Whitlock and Heaps are delighted to bring to market this spacious maisonette forming the first and second floor of this attractive detached property offering spacious two double bedroom accommodation with a delightful open plan kitchen/living room and white bathroom suite. The master bedroom is double aspect offering far reaching south/westerly views with both bedrooms being of an excellent size. The property is approached via a private street entrance and benefits from off street parking and a share in the freehold.

Situated in this convenient location within walking distance of Hove mainline station and Hove Park. The seafront, Waitrose superstore and a number of eateries, shopping facilities and cafes are within easy reach.

PRIVATE STREET ENTRANCE Tiled floor, stairs to first floor, UPVC double glazed window, radiator.

KITCHEN/LIVING AND DINING ROOM Incorporating one and a half bowl stainless steel sink unit with drainer and mixer tap, adjacent worksurface with cupboards and drawers under, matching eye-level wall cupboards, inset four ring ceramic hob, oven and extractor over, space for fridge/freezer and washing machine, UPVC double glazed door to balcony, tiled splashback.

LIVING/DINING AREA UPVC double glazed bay window, fitted shelving in alcoves, two radiators.

SECOND FLOOR

LANDING UPVC double glazed window, hatch to loft space.

BEDROOM 1 Double aspect with two UPVC double glazed windows with far reaching views, radiator, eaves storage.

BEDROOM 2 UPVC double glazed window, radiator, eaves storage.

BATHROOM White suite comprising tiled panelled bath with mixer tap and separate shower over, glazed shower screen, wash-hand basin with cupboard under, low level w.c., UPVC double glazed window, tiled walls and floor, heated ladder style towel rail.

OUTSIDE Off-street parking.

Fitted storage unit, ideal for bikes.

OUTGOINGS Share of freehold

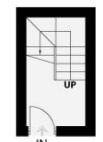
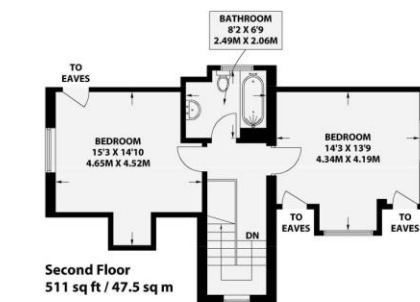
Lease: Remainder of 999 year lease

Maintenance: Adhoc basis with 40% share

OLD SHOREHAM ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA
978 sq ft / 90.9 sq m



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 (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



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.