

# First Floor Flat 14 Linton Road

Hove BN3 5HF

Asking Price Of £210,000

- ONE BEDROOM FLAT
- POETS CORNER
- IN NEED OF MODERNISATION
- BAY WINDOW
- FIRST FLOOR
- SEPARATE KITCHEN
- CLOSE TO AMENITIES
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this one bedroom flat forming the first floor of this period building. The flat boasts a good size living space with separate kitchen and a good size bedroom. The property is in need of modernisation throughout with scope to convert loft space (STNC).

Situated in the sought after "Poets Corner", there are ample bus routes locally making access into the city centre simple. Portland Road with its array of shopping facilities, cafés and eateries are a short walk away as well as being in a walking distance to Aldrington train station. The A27 slip road is a short drive away making commutes out of the city possible. This property is brought to market with no onward chain.

**LANDING** Radiator, loft hatch, thermostat, electrics.

**KITCHEN** Stainless steel single bowl sink unit with mixer tap and drainer, vinyl work surfaces with cupboards below and matching eye-level cupboards, 'Glow-worm' boiler, space for appliances, UPVC double glazed window.

**LIVING ROOM** UPVC double glazed bay window with further UPVC double glazed window, radiators.

**BEDROOM** UPVC double glazed window, radiator, wardrobe.

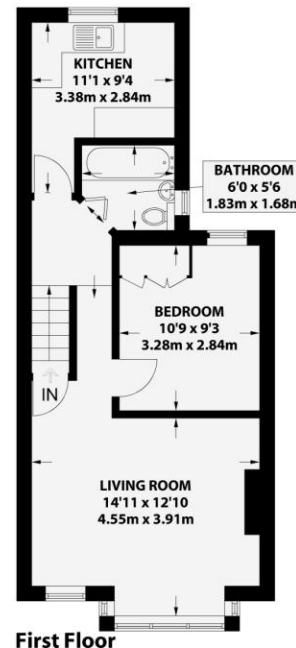
**BATHROOM** Comprising panelled bath, part tiled walls, pedestal wash-hand basin, low level w.c., UPVC frosted double glazed window.

**OUTGOINGS** Lease length: Remainder of a 999 year lease (from 24 June 1981)  
Service charge: £306.64pa  
Ground rent: nil  
Building maintenance is split 50/50

## LINTON ROAD

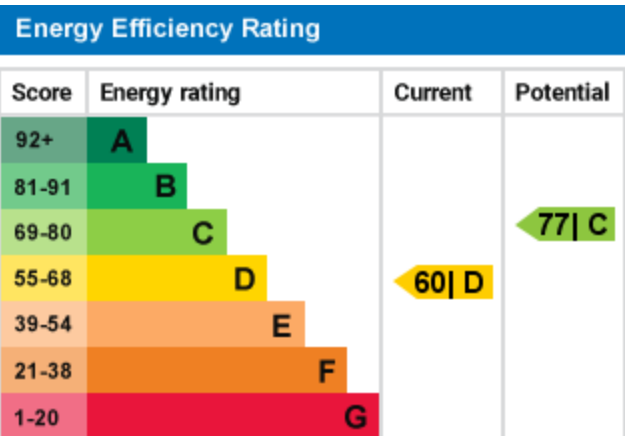
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APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)  
483 sq ft / 44.9 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Pools, 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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- CE: Ceiling Height
- HT: Hot Water Tank
- FF: Fridge / Freezer
- HH: Head Height Below 1.5m
- MP: Measuring Points
- SC: Storage Cupboard
- W: Fitted Wardrobes
- G: Garden Shortened for Display



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