



LGFF 19 Cowper Street

Hove BN3 5BP

Asking Price Of £300,000

- PERIOD BUILDING
- DOUBLE BEDROOM
- GOOD SIZE LIVING ROOM
- SEPARATE KITCHEN
- PRIVATE REAR GARDEN
- LONG LEASE
- PRIVATE STREET ENTRANCE
- BAY FRONTED

Whitlock & Heaps are delighted to present to market this one double bedroom flat forming the lower ground floor of this period building. Situated in the sought after Poets Corner and boasting a good size living room with separate kitchen, spacious hallway and private rear garden.

Bus routes operate locally making public transport across the city simple as well as being with close proximity to Hove mainline station. Both George Street and Portland Road are nearby with their wide array of shopping facilities, eateries and cafés.

ENTRANCE HALL Cupboard housing electrics, cupboard housing space for washing machine with plumbing, pull out table, radiator.

LIVING ROOM UPVC double glazed bay window, radiator.

KITCHEN Incorporating stainless steel bowl sink with mixer tap and drainer, four ring gas hob with oven below and extractor above. Vinyl work surfaces with cupboards below and matching eye level cupboards, space for fridge freezer, cupboard housing 'Vaillant' combination gas fire boiler, UPVC double glazed window overlooking garden.

BEDROOM Built in cupboards, double doors onto garden, radiator.

BATHROOM Comprising panelled bath with shower over being partially tiled. Vanity unit, heated towel rail, extractor above, UPVC double glazed frosted window to garden, low level w.c.

OUTSIDE

FRONT GARDEN Being shingled to front with cupboard housing gas meters for the building.

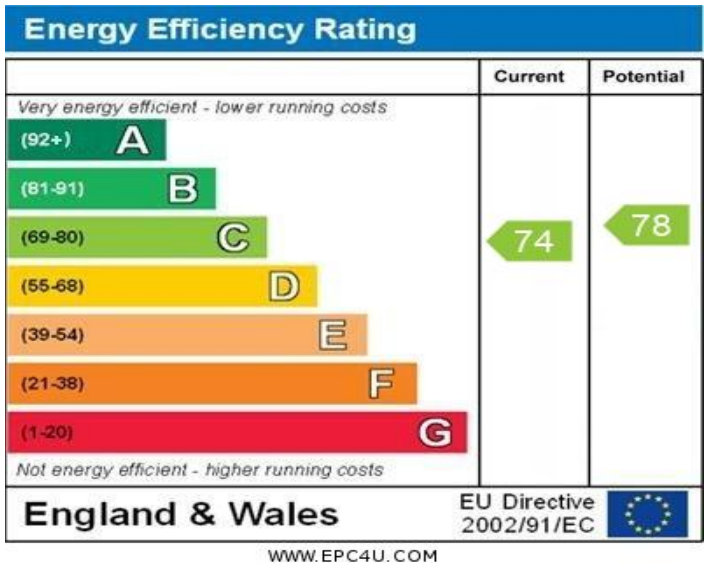
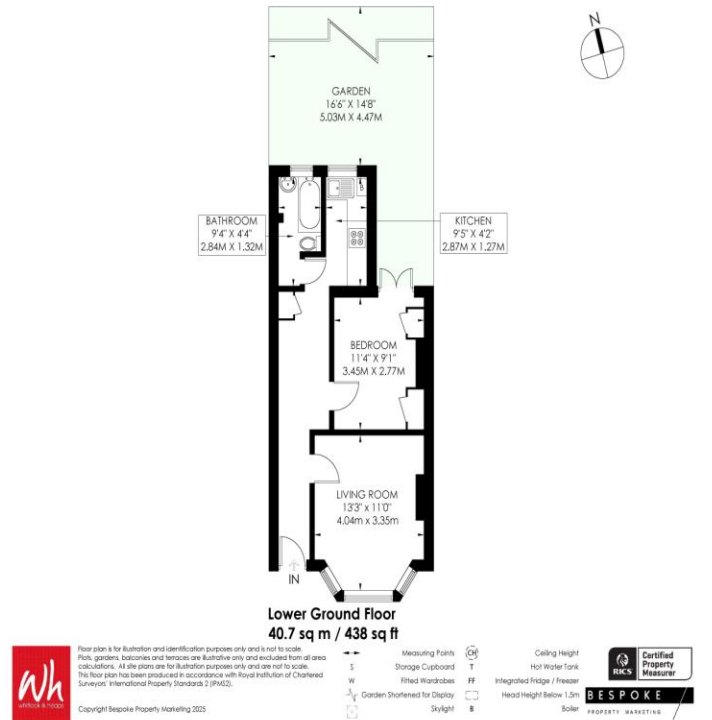
REAR GARDEN Woodchip borders being fully enclosed.

OUTGOINGS Remainder of a 999 year lease
Service charge is on an ad-hoc basis (1/3 share)
No ground rent

COWPER STREET

HOVE

APPROXIMATE GROSS INTERNAL AREA
40.7 sq m / 438 sq ft



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