



3 Howard Court, Court Farm Road, Hove, East Sussex, BN3 7QZ

A SPACIOUS FIRST FLOOR FLAT IN FAVOURED LOCATION. BEING SOLD WITH NO ONWARD CHAIN.

Situated in a convenient location, local shopping can be found in Court Farm Road as well as the Grenadier shopping parade. The property is also well positioned for local schools, doctors, dentist and buses provide access to most parts of town including the mainline railway station.

- 2 Bedrooms
- Lounge
- Kitchen
- Bathroom
- Residents Parking
- No Onward Chain



**Offers in the region of £225,000
Leasehold**

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COMMUNAL ENTRANCE HALL

Stair case leading first floor.

FRONT DOOR

Leading to

ENTRANCE HALL

Ceiling light point. Meter cupboard housing electric meter, fuse board and rising main for Gas (not tested). Built in storage cupboard.

LOUNGE 18'1 x 10'10 (5.51m x 3.30m)

Dual aspect to the South and East with 2 x double glazed windows offering roof top views. Coved ceiling, night storage heater, TV aerial point, telephone point. Door to

KITCHEN 10'4 x 7'0 (3.15m x 2.13m)

Southerly aspect with double glazed window. Fitted range of eye level and base units comprising cupboards and drawers, roll edge work surfaces, one and a half bowl sink and drainer unit with mixer tap. Ceiling light point. Built in electric hob with oven under. Tiled splash backs. Space and plumbing for washing machine and further space for fridge/freezer.

BEDROOM ONE 12'3 x 9'10 (3.73m x 3.00m)

Easterly aspect with double glazed window to side. Built in double wardrobe, ceiling light point, telephone point.

BEDROOM TWO 10'7 x 8'8 (3.23m x 2.64m)

Westerly aspect with double glazed window. Built in triple wardrobe providing hanging space and shelving. Ceiling light point.

BATHROOM

With fitted suite comprising of low level w.c, pedestal wash hand basin with hot and cold taps, panelled bath with hot and cold taps and wall mounted 'Triton' electric shower over. Wall mounted electric bar heater. Airing cupboard housing hot water cylinder as well as providing storage.

OUTSIDE

COMMUNAL PARKING

Upon a first come first serve basis.

OUTGOINGS

Lease: New lease to be provided upon completion

Ground rent: £10 per annum

Service charge: £650 per annum

VIEW BY APPOINTMENT THROUGH VENDOR'S AGENTS DEAN & CO PLEASE

N.B. The agents have not tested any apparatus, fitting or services and cannot verify that they are in working order. Room sizes are given for guidance only and should not be relied upon when ordering carpets, furniture, appliances etc.

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