



Flat 2, 53 Sackville Road

Hove, BN3 3WD

Offers In The Region Of £300,000



A WELL PRESENTED 1 BEDROOM GROUND FLOOR FLAT WITH GARDEN WITHIN WALKING DISTANCE OF HOVE STATION

Situated between the Poets Corner area of Hove and Hove Station. Buses pass by in Sackville Road providing transport to Brighton City centre. Local and extensive shopping facilities can be found close by in Blatchington Road, George Street and Church Road which also offer numerous restaurants and bars. Hove Railway Station is within walking distance and provides commuter links.



FRONT DOOR

COMMUNAL ENTRANCE HALLWAY

Leading to

INNER FRONT DOOR

Front door leading to

ENTRANCE LOBBY

Coved ceiling, hard wired smoke detector, ceiling light point, wall mounted electric consumer unit, wall mounted door entry phone system, good sized recessed storage space (approximately 8.5ft depth) with storage shelving, cloaks hanging. Telephone point, oak style door leading to

LOUNGE 16'9 x 11'7 (5.11m x 3.53m)

Easterly aspect with high ceilings, ornate ceiling cornice, ceiling rose, picture rail, high skirtings, three quarter height fixed windows with centralised door providing access to garden and open vent window over, T.V aerial point, feature built in extensive storage cupboards with inset downlighting and shelving, 2 x feature oblong designer radiators, built in storage under T.V area, oak style door leading to

INNER HALLWAY

Oak effect flooring with under floor heating, recessed spot lighting, ceiling mounted speaker, digital control panel for under floor heating, thermostat control.

KITCHEN 7'5 x 6'8 (2.26m x 2.03m)

Fitted range of eye level and base units comprising of cupboards and drawers, integrated fridge freezer, electric fan assisted oven with 'Neff' 4 burner gas hob over, feature extractor canopy over, integrated washing machine, cupboard housing 'Glo Worm' gas combination boiler for heating and hot water, square edge wood block work surfaces with return and one and a half bowl stainless steel underslung sink with mixer tap with telescopic mixer tap, oak effect flooring, southerly aspect with double glazed window to side, recessed LED spotlighting, hard wired smoke detector, double glazed door providing access to garden.

SHOWER ROOM

Oak style concertina door, modern suite comprising of low level W.C with electric flush, concealed cistern, wash hand bowl with storage drawers under, wall mounted feature mixer tap, pop up waste, shower with fixed shower screen, tiled surround, feature recessed shelving with lighting, oversized ceiling mounted oversized shower head, 'Bluetooth' ceiling mounted speaker, double glazed window with obscure glass, tiled flooring, under floor heating, chrome ladder style radiator.

BEDROOM 10'6 x 10'0 (3.20m x 3.05m)

Double glazed window looking into garden, recessed LED spot lighting, radiator with thermostatic valve.

OUTSIDE

REAR GARDEN 27'2 length (8.28m length)

Easterly aspect, courtyard style paved patio with flint and brick wall, outside lighting, outside power socket, side access to front of property (right of way).

OFFICE STUDIO 12'6 x 6'7 (3.81m x 2.01m)

Freestanding timber office, insulated, 3 x double glazed windows, electric wall mounted radiator, bespoke fitted oak desk with wipe board surface to side, power points with 'USB' charger, built in drawers, fitted seat with storage under, recessed LED spot lighting.

OUTGOINGS

Service Charge: £1289.92 per annum

Ground Rent: £100 per annum

Lease - Discuss this with agent

Managing Agents: Parkfords Management Company

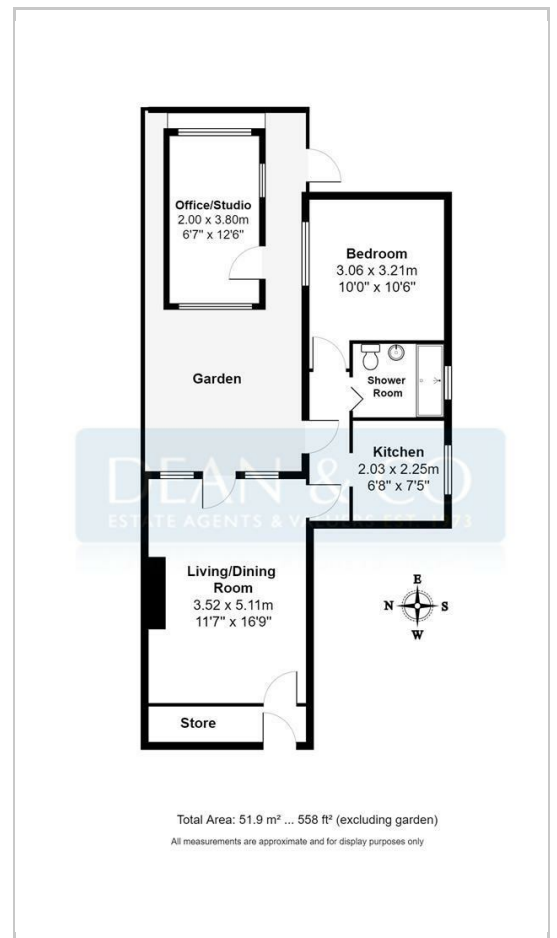
COUNCIL TAX

Band B

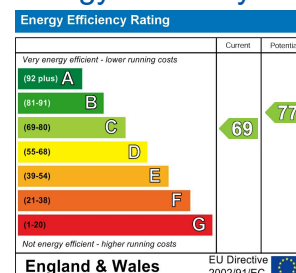
Area Map



Floor Plans



Energy Efficiency Graph



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