



Ground Floor Flat, 64 Sherbourne Road, Hove, East Sussex, BN3 8BB

A GROUND FLOOR GARDEN FLAT IN CONVENIENT LOCATION BEING SOLD WITH NO ONWARD CHAIN.

Situated in Sherbourne Road between Northease drive and Spencer Avenue. Buses pass by providing access to most parts of town including the mainline railway stations with their links to London. The property is also well positioned for Schools, Doctors and amenities. Local shopping facilities can be found in Hangleton Way, Westway and Northease Drive.

- 2 Bedrooms
- Lounge
- Kitchen
- Bathroom
- Gardens
- No Chain

£250,000
Leasehold



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FRONT DOOR

Double glazed front door, leading to

ENTRANCE HALLWAY 22'6 length (6.86m length)

Radiator, recessed shelving, built in storage cupboard, wall mounted central heating thermostat control.

LOUNGE 14'0 x 12'8 (4.27m x 3.86m)

Easterly aspect with double glazed window overlooking front door, ceiling light point, radiator, T.V., aerial point, telephone point.

KITCHEN 11'6 x 10'6 (3.51m x 3.20m)

Westerly aspect with double glazed window overlooking rear garden, fitted range of eye level and base units comprising of cupboards and drawers, roll edge work surfaces, single drainer sink unit with mixer tap, wall mounted 'Worcester' gas combination boiler for heating and hot water, space and plumbing for washing machine, further space and gas point for cooker, space for other appliances, radiator, extractor fan, meter cupboard housing electric consumer, electric meter and gas meter, door providing side access to rear garden.

BEDROOM ONE 13'1 x 11'8 (3.99m x 3.56m)

Westerly aspect with double glazed window overlooking rear garden, ceiling light point, radiator.

BEDROOM TWO 13'10 x 7'8 (4.22m x 2.34m)

Ceiling light point, double glazed window looking onto front garden, easterly aspect, radiator, further ceiling light point.

BATHROOM

Being fitted with white suite comprising low level W.C., wall mounted wash basin with hot and cold taps, panelled bath with mixer taps and shower attachment, part tiled walls, radiator, extractor fan, double glazed window with obscure glass.

OUTSIDE

FRONT GARDEN

Laid to lawn, easterly aspect, path to front of property.

REAR GARDEN 28'0 x 24'7 (8.53m x 7.49m)

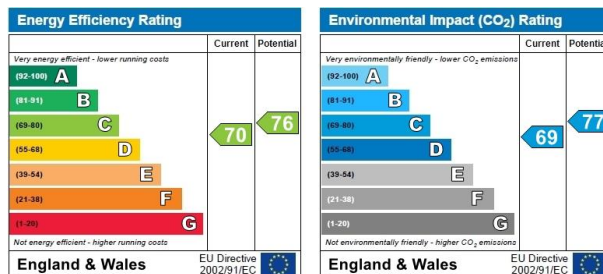
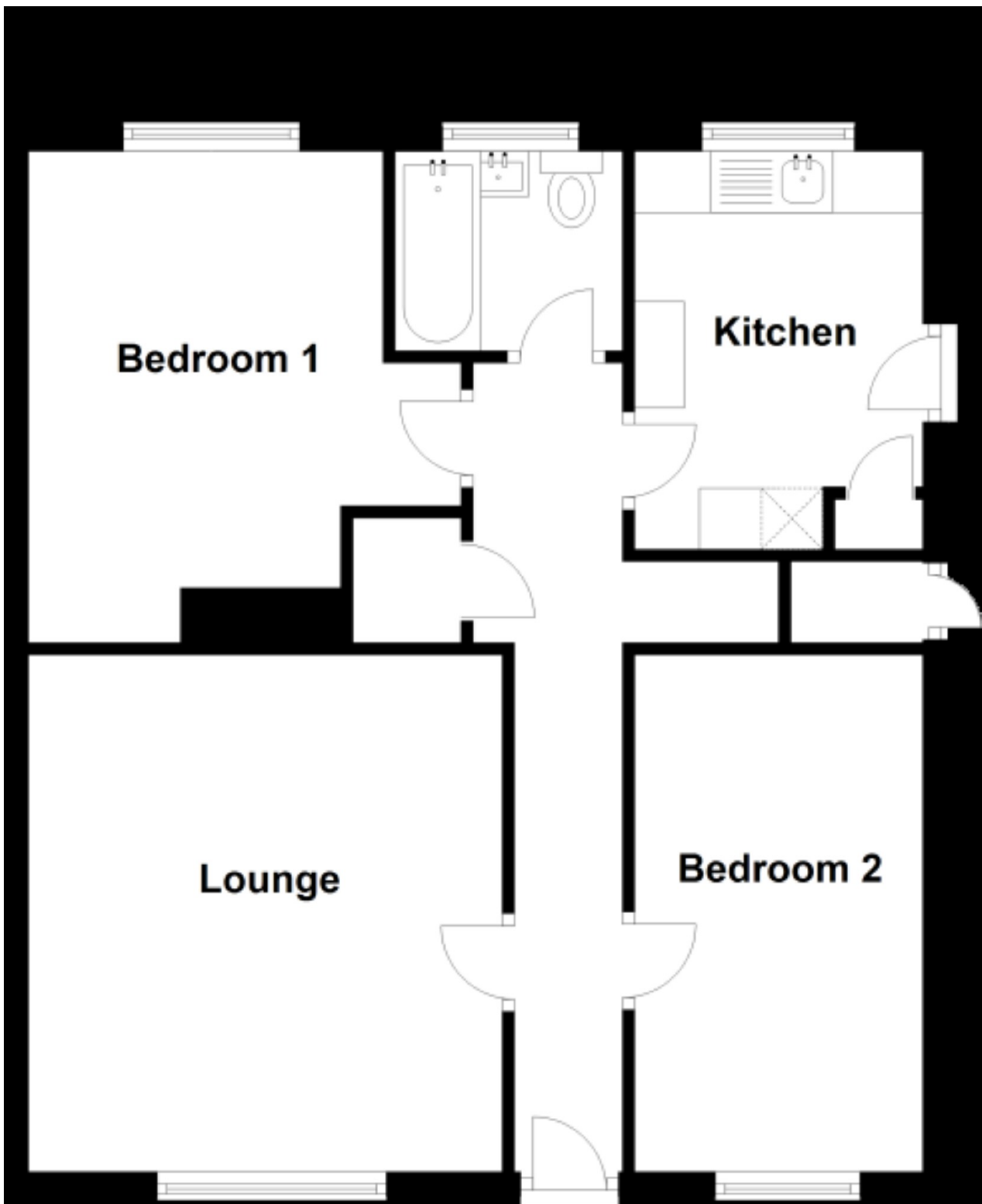
Westerly aspect with deck terrace, patio, step up to lawned garden, garden shed, concrete storage cupboard in communal walk way in between property.

OUTGOINGS

Service Charge: £34 PCM

Ground Rent: £10 per Annum

Lease: TBC - We are advised by the seller the lease is in excess of 90 yrs



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.