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Flat 5, 8 Second Avenue

Hove, BN3 2LH

Offers In Excess Of £400,000

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A STYLISH AND WELL PRESENTED FIRST FLOOR FLAT WITH COMMUNAL GARDENS CLOSE TO HOVE SEAFRONT.

Situated in Second Avenue between The Kingsway and Church Road. Extensive local shopping can be found in Church Road which also offers an array of restaurants, cafes and bars. Regular bus service can be accessed nearby providing a coastal service; these frequent, scenic routes connect Brighton and Hove to Eastbourne, Worthing, and the South Downs. Church Road service provides quick access to central Brighton. Nearby Hove and Brighton Train Stations provide commuter links to London. A short stroll south leads to the iconic Hove Lawns and Seafront offering an array of sporting and leisure activities.

COMMUNAL FRONT DOOR
Steps up to Communal front door opening into:

COMMUNAL ENTRANCE HALLWAY
Stylish entrance hallway with original features such as stunning leaded window and staircase to first floor.

FRONT DOOR TO FLAT
Opening into:

ENTRANCE HALLWAY
Spotlighting, hardwired smoke detector, laminate wood effect flooring, door to:

OPEN PLAN LIVING SPACE 17'11 x 15'5 (5.46m x 4.70m)
Westerly aspect with two 3/4 length sash windows overlooking communal gardens to rear, ornate ceiling cornice, picture rail, high ceiling, high skirting boards feature fireplace with tiled insert, tiled hearth, laminate wood effect flooring, two feature designer style radiators, T.V. aerial point, two wall light points.

KITCHEN AREA
Fitted with an extensive range of eye level and base units comprising of cupboards and drawers, wood block square edge work surfaces, integrated washing machine, fridge and dishwasher, further built in 'Lamona' electric induction hob with electric fan assisted oven under and extractor hood over with built in lighting, built in cupboards and drawers, wine rack, butler style sink with mixer tap over, two feature lights over breakfast bar area, tiled splashbacks, tiled flooring.

BEDROOM ONE 15'9 x 8'11 (4.80m x 2.72m)
Westerly aspect with sash window overlooking communal gardens to rear, ornate ceiling cornice, picture rail, ceiling light point, high skirting boards, high ceiling, range of built in wardrobes providing hanging space and shelving, radiator, cupboard housing 'Vaillant' gas combination boiler for heating and hot water.

BEDROOM TWO 10'5 x 7'6 (3.18m x 2.29m)
Westerly aspect, sash window overlooking communal gardens, high ceiling, cornice, ceiling light point, high skirting boards, raised storage shelf, radiator.

BATHROOM
Part tiled walls, feature suite comprising of low level W.C. vanity unit with inset mixer tap and pop up waste, storage cupboards under, claw foot bath with oversized showerhead, mixer tap and shower attachment, tiled flooring, chrome heated towel rail.

OUTSIDE

COMMUNAL GARDENS
Westerly aspect, laid to lawn with well stocked tree and shrub borders, wall surround.

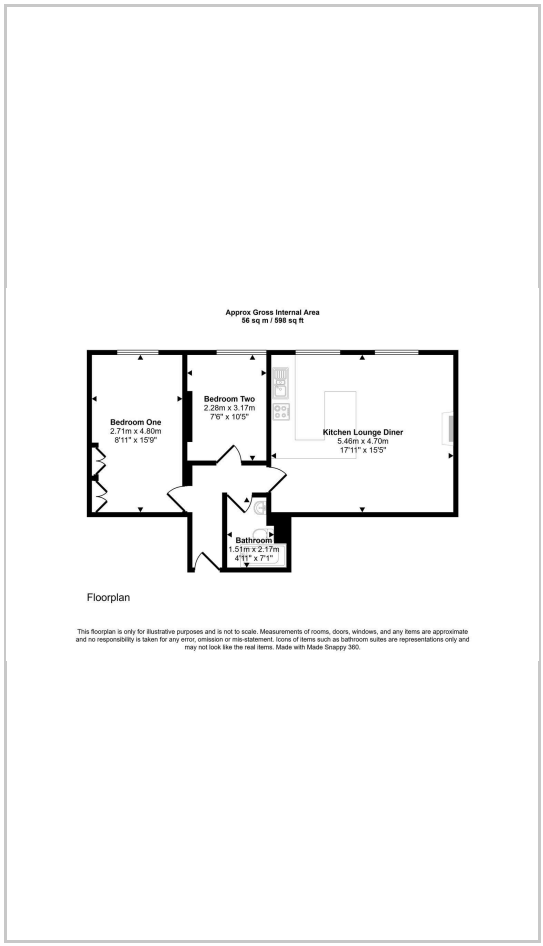
OUTGOINGS
Service Charge: £2400 per annum (including £800 per annum into reserve fund for any future works)
Ground Rent: Not collected due to share of freehold ownership
LEASE : 953 years remaining. SHARE OF FREEHOLD

COUNCIL TAX
Band B

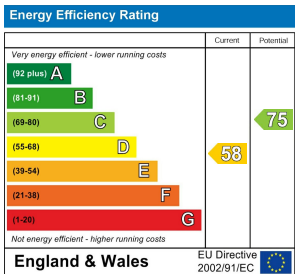
ESTATE AGENTS ACT 1979
The estate agents act applies as a member of staff is related to the sellers of this property.

Area Map

Floor Plans



Energy Efficiency Graph



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