

17b Cowper Street, Hove BN3 5BP

Asking Price Of £280,000

- DOUBLE BEDROOM
- MODERN BATHROOM
- KITCHEN
- LIVING ROOM
- PATIO GARDEN
- PRIVATE STREET ENTRANCE
- NO ONWARD CHAIN
- SHARE OF FREEHOLD

Whitlock and Heaps are delighted to offer to market this delightful one bedroom patio flat being presented in good order throughout with a private street entrance and being sold with a share in the freehold and no onward chain. The kitchen has integrated appliances and opens onto the living/dining room with French doors to the private patio garden. Situated in the favoured Poets Corner district of Hove within walking distance of Hove mainline station and seafront with an array of eateries, cafes and shopping facilities all being within easy reach.

ENTRANCE HALL Engineered wood floor.

KITCHEN Incorporating one and a half bowl sink unit with drainer and mixer tap, adjacent wooden worksurface with cupboards and drawers under, matching eye-level wall cupboards, 4-ring gas hob with stainless steel extractor over, oven, integrated, fridge, freezer, washing machine and dishwasher, tiled splashback, engineered wood floor, UPVC double glazed window.

LIVING ROOM Fitted shelving and cupboard in alcove, radiator, UPVC double glazed 'French' doors to patio, engineered wood floor.

BEDROOM UPVC double glazed bay window, fitted wardrobe, radiator.

BATHROOM White suite comprising panelled bath with mixer tap and separate shower over, glazed shower screen, wash-hand basin with cupboard under, low level w.c., radiator, UPVC double glazed window, tiled floor, part tiled walls.

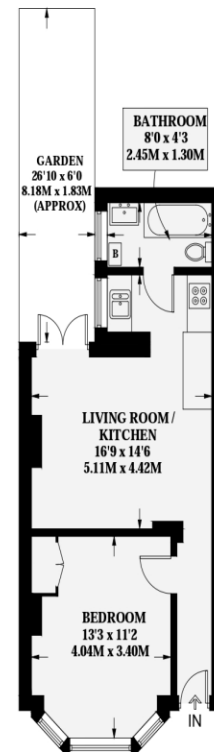
OUTSIDE Patio garden.

OUTGOINGS Share of freehold.

COWPER STREET

HOVE

APPROXIMATE GROSS INTERNAL AREA
432 sq ft / 40.1 sq m

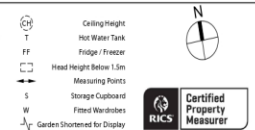


Lower Ground Floor



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, rooms, fittings and data shown is an approximate interpretation for illustrative purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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