



2, 43 Vallance Gardens

Hove BN3 2DB

Asking Price Of £325,000

- PRIME RESIDENTIAL LOCATION
- ONE DOUBLE BEDROOM
- MODERN BATHROOM
- OPEN PLAN KITCHEN/LIVING ROOM
- SHARE OF FREEHOLD
- DOUBLE ASPECT RECEPTION ROOM
- PRESENTED IN EXCELLENT ORDER
- COMMUNAL FRONT AND SIDE GARDEN

Whitlock and Heaps are pleased to bring to market this charming one bedroom ground floor apartment forming part of this attractive semi detached Edwardian property that is presented in excellent order throughout with high ceilings and original coving. A particular feature is the delightful double aspect open plan kitchen/living room with exposed floorboards. The flat also benefits from a modern bathroom and is being sold with a share in the freehold. Situated in this prime residential location being within a few minutes walk of Hove seafront and just off Church Road with its variety of eateries, cafes and bars. Hove mainline station is also within easy reach.

ENTRANCE HALL Exposed floorboards, radiator, coving.

DOUBLE ASPECT KITCHEN/LIVING ROOM A beautiful light and airy room with a sash bay window and to additional westerly aspect windows. The kitchen area incorporates a stainless steel sink with mixer tap, adjacent granite worksurface with cupboards and drawers under, four ring gas hob with oven and grill under, integrated fridge/freezer, space for washing machine, tall pull out larder drawer, part tiled walls, tiled floor.

The living area has exposed wood flooring with the coving and picture rail, three radiators.

BEDROOM Two fitted double wardrobes, two sash windows, radiator, coving.

BATHROOM Comprising tiled panelled bath with shower over, wash hand basin, low level w.c, heated ladder style towel rail, fitted cupboard, tiled walls and floor.

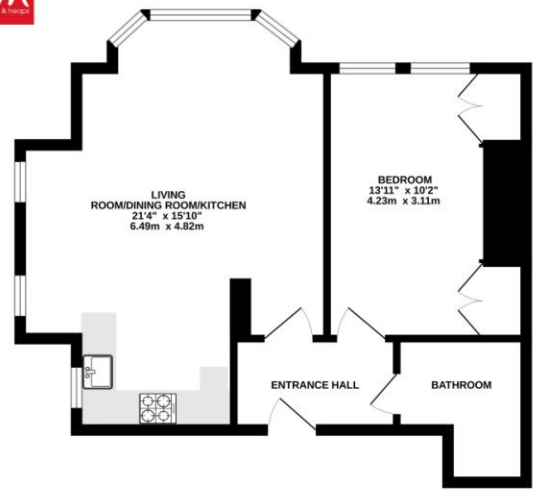
OUTSIDE Communal gardens to the front and side.

OUTGOINGS

SHARE OF FREEHOLD

Lease remainder of 999 years

Maintenance £700 per half year



VILLANCE GARDENS
TOTAL FLOOR AREA: 476 sq ft (44.2 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of areas, volumes, levels and any other data are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for information purposes. The services, fixtures and appliances shown have not been tested and no guarantee is to be given regarding or reflecting upon the goods.
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Portslade Branch

48 Boundary Road, Portslade BN3 4EF
portslade@whitlockandheaps.co.uk
01273 422706

Hove Branch

65 Sackville Road, Hove BN3 3WE
hove@whitlockandheaps.co.uk
01273 778577



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