



Flat 35 Sussex Court, Eaton Road

Hove BN3 3AS

Asking Price Of £270,000

- DOUBLE BEDROOM
- BATHROOM
- KITCHEN
- LIVING/DINING ROOM
- COVERED ALLOCATED PARKING SPACE
- DOUBLE GLAZED WINDOWS
- SHARE OF FREEHOLD
- NO ONWARD CHAIN

Whitlock and Heaps are pleased to bring to market this third floor apartment being presented in good decorative order throughout and forming part of the third floor of this desirable block. The spacious accommodation includes and living/dining room, separate kitchen and bathroom with the additional benefit of an allocated underground parking space. Situated in this central and convenient location within walking distance of Hove mainline station and seafront. An array of eateries, cafes and shopping facilities are all within walking distance. Being sold with no onward chain.

ENTRANCE HALL Two fitted cupboards, radiator.

KITCHEN Incorporating stainless steel sink unit with drainer, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, four ring electric hob with extractor over, electric oven, appliance space, tiled splashback, double glazed window, 'Glow Worm' boiler, radiator.

LIVING/DINING ROOM Double glazed window, radiator.

BEDROOM Fitted wardrobes, double glazed window, radiator.

BATHROOM White suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin, low level w.c, part tiled walls, radiator.

OUTSIDE GROUND FLOOR COMMUNAL LAWN AND SEATING AREA

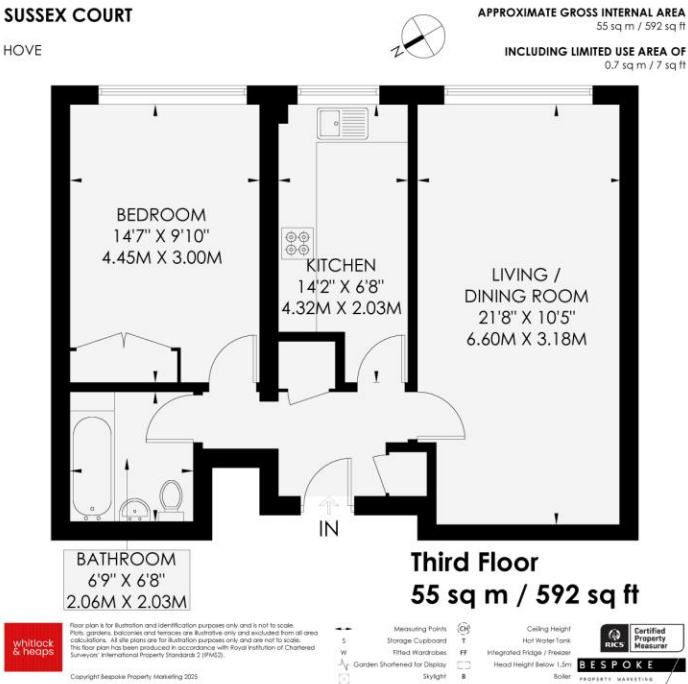
OUTGOINGS

Share of Freehold

Lease: 240 years remaining

Maintenance: 25th March 2024 – 24th March 2025
£1,643.74

Council Tax Band B (taken from www.brighton-hove.gov.uk/council-tax).
We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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