

## Flat 2, Sussex Court, Eaton Road

Hove BN3 3AS

Asking Price Of £260,000

- DOUBLE BEDROOM
- BATHROOM
- KITCHEN
- LIVING ROOM
- CENTRAL LOCATION
- NO ONWARD CHAIN
- SHARE OF FREEHOLD
- COMMUNAL PATIO AND LAWNED AREA

Whitlock and Heaps are pleased to bring to market this ground floor apartment being presented in good decorative order throughout and forming part of the third floor of this desirable block. The spacious accommodation includes a living/dining room, separate kitchen and bathroom. 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 and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, electric cooker, appliance space, tiled splashback, double glazed window, radiator.

**LIVING/DINING ROOM** Double glazed window, radiator.

**BEDROOM** Fitted wardrobes, double glazed window, radiator.

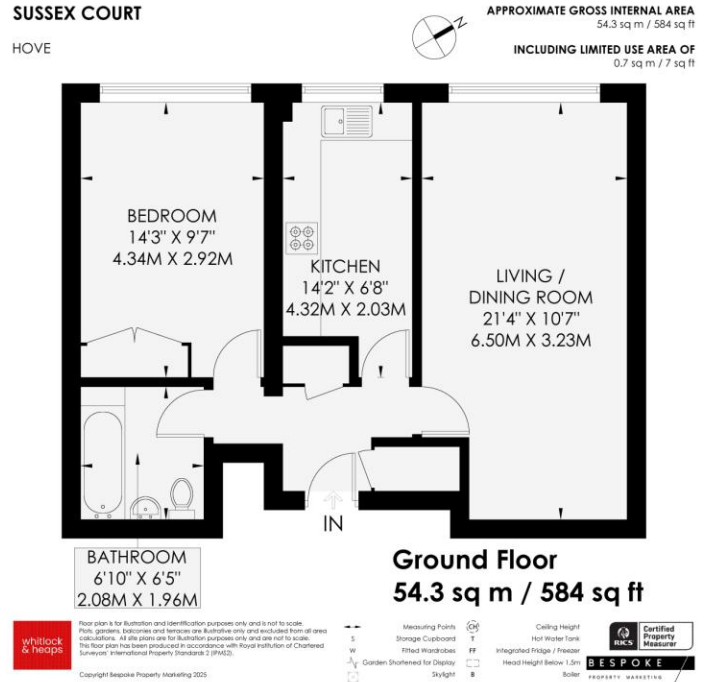
**BATHROOM** Comprising panelled bath with separate shower over, glazed shower screen, pedestal wash hand basin, low level w.c, part tiled walls, radiator.

**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



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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