

6 The Carlton, Wilbury Road

Hove BN3 3PA

Offers Over £300,000

- PURPOSE BUILT BLOCK
- TWO DOUBLE BEDROOMS
- GARAGE
- NEUTRAL DÉCOR THROUGHOUT
- BALCONY
- SEPARATE KITCHEN
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this two double bedroom flat forming part of the second floor of this purpose built block. This property boasts good size rooms throughout, a separate kitchen and a living room with East/Southerly aspects as well as the balcony overlooking the rear of the block. With gas central heating and double glazing throughout, this property is brought to market with no onward chain.

Situated in this sought after area being within close proximity to Church Road with its abundance of shopping facilities, eateries and cafés. Bus routes operate locally making journeys across the city simple. You are in the catchment area of various schools for all ages and local to parks. Hove mainline train station is located nearby and the slip road to the A27 is a short drive away for commutes out of the city.

ENTRANCE HALL Intercom, cupboard housing electrics and meters, thermostat, separate cupboard with storage, radiator.

KITCHEN Incorporating double stainless steel bowl sink with mixer taps, vinyl work surfaces with cupboards below and matching eye level cupboards. Four ring 'Hotpoint' induction hob with cooker hood above and oven below. Space for washing machine, fridge freezer and dishwasher, 'Worcester' gas fired combination boiler, UPVC double glazed window with southerly aspect.

LIVING ROOM Dual aspect UPVC double glazed windows with South/East aspect, door to East facing balcony, radiator.

BEDROOM Fitted wardrobe space, UPVC double glazed window with Westerly aspect, radiator.

BEDROOM UPVC double glazed window with Westerly aspect, radiator.

BATHROOM Comprising panelled bath with shower over being partially tiled, vanity wash hand basin, UPVC double glazed frosted window, fitted towel rail, low level w.c.

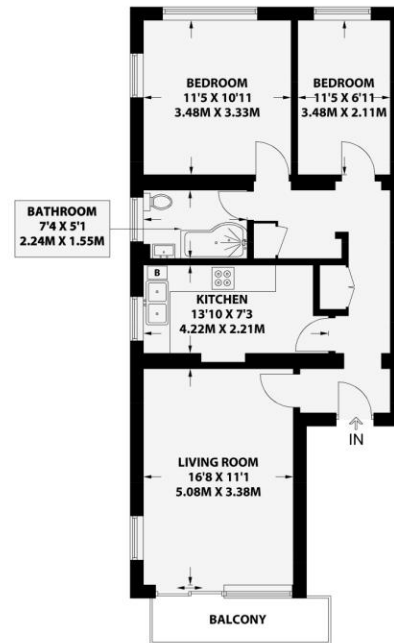
OUTSIDE Easterly facing balcony, garage to rear of the block.

OUTGOINGS Share of freehold
Approximately 900 years left unexpired.
Service charge £200 per month.

THE CARLTON

HOVE

APPROXIMATE GROSS INTERNAL AREA
683 sq ft / 63.5 sq m



Second Floor



Floor plan is for illustration and identification purposes only and is not to scale. Plans, gardens, balconies and tenancies 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, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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Ceiling Height
 Hot Water Tank
 Fridge / Freezer
 Head Height Below 1.5m
 Measuring Points
 Storage Cupboard
 Fitted Wardrobes
 Garden Shortened for Display



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