



## 83 Furze Croft, Furze Hill Hove BN3 1PE

Asking Price: £215,000

- DELIGHTFUL APARTMENT
- PRESENTED IN EXCELLENT ORDER
- SPACIOUS STUDIO ROOM
- ENTRANCE HALL
- MODERN KITCHEN
- WHITE BATHROOM SUITE
- COMMUNAL HOT WATER AND HEATING
- COMMUNAL GARDENS

Whitlock and Heaps are pleased to be marketing this charming first floor studio apartment that is presented in excellent order throughout with an outlook towards St. Ann's Wells Gardens. The apartment features a separate modern kitchen, white bathroom suite and is being sold with no onward chain and a share in the freehold. Furze Croft benefits from South/West facing communal gardens with a wonderful outlook. Being situated in this most desirable central location within a short walk of Hove seafront and local shops, cafes and restaurants. Both Hove and Brighton mainline stations are also easily accessible.

**ENTRANCE HALL** Fitted cupboard and shelving, exposed and varnished floorboards.

**KITCHEN** Incorporating double sink with mixer tap, adjacent wooden worksurface with cupboards and drawers under, matching eye level wall cupboards, four ring ceramic hob with extractor over, electric oven, washing machine, fridge/freezer and dishwasher, tiled splashback and floor.

**STUDIO ROOM** Delightful room with three windows with an outlook towards St Ann's Well Gardens, sliding room divider, exposed and varnished floorboards, two fitted cupboards, radiator.

**BATHROOM** White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c, part tiled walls, tiled floor, heated towel rail.

**OUTSIDE**  
**COMMUNAL GARDENS**  
**BIKE STORE**

**OUTGOINGS**

**SHARE OF FREEHOLD**

**REMAINDER OF 999 year lease.**

**MAINTENANCE**

£488.34 hot water and heating for 6 months.

£690.96 maintenance including reserve fund payment for 6 months.

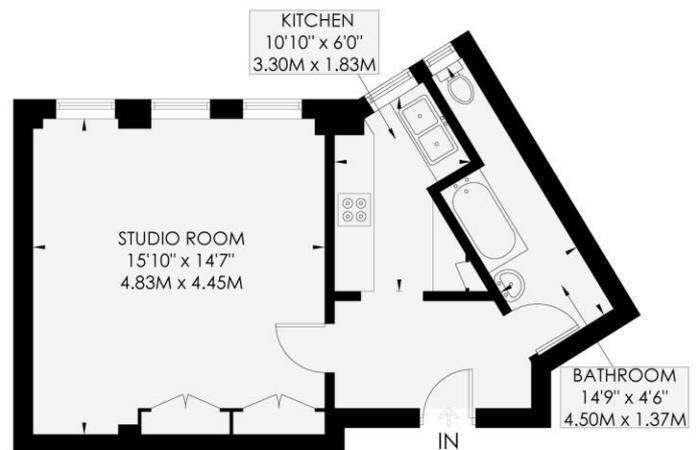
**FURZE CROFT**

HOVE

APPROXIMATE GROSS INTERNAL AREA

38.2 sq m / 411 sq ft

INCLUDING LIMITED USE AREA OF 0.5 sq m / 5 sq ft



**First Floor**  
**38.2 sq m / 411 sq ft**

whitlock & heaps

Floor plan is for illustration and identification purposes only and is not to scale. Walls, partitions and terraces are illustrative only and excluded from all area calculations. All the 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 (IPIS2).

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- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display
- Skylight
- Ceiling Height
- Hot Water Tank
- Integrated Fridge / Freezer
- Head Height Below 1.5m
- Boiler

RICS Certified Property Measurer

BESPOKE PROPERTY MARKETING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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