

wh



18 Wish Court

Ingram Crescent West, Hove BN3 5NY

Asking Price Of £290,000

- TWO DOUBLE BEDROOMS
- TOP FLOOR
- BATHROOM WITH SEPARATE CLOAKROOM
- KITCHEN
- TWO STORAGE CUPBOARDS
- EASTERLY BALCONY WITH DISTANT SEA VIEWS
- NO ONWARD CHAIN
- UPVC DOUBLE GLAZED WINDOWS

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ENTRANCE HALL Spacious entrance hall with doors to all rooms, two storage cupboards, intercom system, radiator.

Ideally situated first floor flat presented in good order throughout. The property has two large double bedrooms, a bathroom with separate WC, large east-facing living room and a separate kitchen with pantry. The flat also boasts an easterly aspect balcony and a large entrance hall with two storage rooms. Benefiting from gas central heating, UPVC double glazed windows and being sold with no onward chain.

Nearby, there is a good selection of shops, bars and cafes and two local gymnasiums within easy walking distance. The mainline railway station and seafront are both nearby and walkable. Permit parking is available from Brighton & Hove City Council.

KITCHEN Incorporating large bowl sink with mixer tap and drainer, tiled splashbacks, adjacent work surfaces with cupboards and drawers below and matching eye level cupboards above, larder cupboard, space for cooker and plumbing for washing machine, cupboard housing 'Worcester' combination gas fired boiler, UPVC double glazed window with East aspect.

LIVING ROOM UPVC double glazed window and door to balcony, two radiators, door to kitchen.

BEDROOM UPVC double glazed window with westerly aspect, radiator.

BEDROOM UPVC double glazed window with westerly aspect, coved ceiling, radiator.

BATHROOM Comprising white suite with panelled bath, wash hand basin with mixer tap, fitted mirror with cupboard behind, extractor fan, fully tiled.

SEPARATE W.C. Low level w.c., wide wash hand basin with mixer tap, extractor fan.

BALCONY East facing with distant sea views.

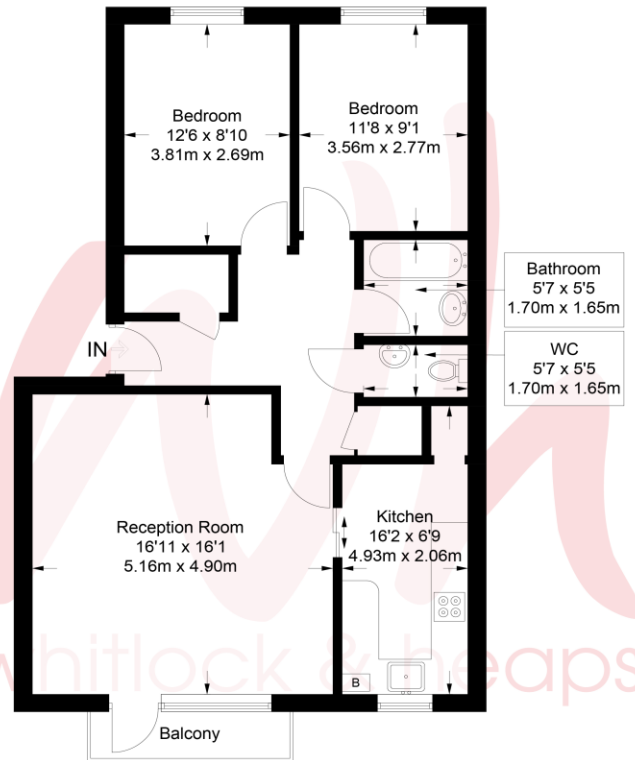
GROUND FLOOR STORAGE CUPBOARD Located on the ground floor, there is a lockable walk-in storage unit which is suitable for bikes/pushchairs etc.

OUTGOINGS

Lease 125 years from 1989

Maintenance was approximately £637.00 in 2021

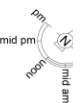
Ground rent £10 per annum.



Second Floor

Approximate Gross Internal Area = 781 sq ft / 72.6 sq m
Including Limited Use Area (3 sq ft / 0.3 sq m)

Illustration for identification purposes only,
measurements are approximate, not to scale. © Whitlock and Heaps 2022



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