



55 Philip Court, 74a The Drive, Hove. BN3 3EY

Asking Price Of £280,000

- TWO DOUBLE BEDROOMS
- PURPOSE BUILT BLOCK
- MODERN INTERIOR
- DOUBLE GLAZED WINDOWS
- SPACIOUS ROOMS
- SHOWER ROOM
- SOUGHT AFTER LOCATION
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this two double bedroom flat forming part of the third floor in this purpose built block in a sought after road. The flat boasts good size rooms, a large entrance hall and a modern interior. This property is brought to market with no onward chain.

Bus routes operate locally making access into the city centre easy. Church Road is located close by with its array of eateries, shopping facilities and cafés. Ample schools are located within the immediate area and the A27 slip road is a short drive away.

ENTRANCE HALL Spacious entrance hall with multiple large storage cupboards housing electrics, water tank.

KITCHEN Large single bowl sink unit with mixer tap, drainer and tiled splashback, 4-ring electric hob with electric oven below and extractor above, vinyl work surfaces with array of cupboards below and matching eye-level cupboards, built-in fridge with freezer compartment, microwave.

LIVING ROOM Large living room with UPVC double glazed bay window with easterly aspect.

BEDROOM 1 UPVC double glazed window with easterly aspect.

BEDROOM 2 UPVC double glazed window with easterly aspect.

SHOWER ROOM Fully tiled. Comprising shower cubicle with electric 'Mira' shower, wide vanity wash-hand basin, low level w.c., extractor fan.

OUTGOINGS Approx. 80 years left unexpired
Approx. £70 a month
Ground rent to be confirmed

PHILIP COURT

HOVE

APPROXIMATE GROSS INTERNAL AREA
555 sq ft / 51.6 sq m



Third Floor
555 sq ft / 51.6 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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