

Flat 3, 59 Sackville Road

Hove BN3 3WD

Offers in Excess Of £375,000

- STUNNING FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- COMPLETE CHAIN ABOVE
- PRIVATE ROOF TERRACE
- WEST FACING LIVING/DINING ROOM
- CLOSE TO HOVE MAINLINE STATION
- WEST FACING BALCONY
- SHARE OF FREEHOLD

Whitlock and Heaps are pleased to bring to market this stunning first floor apartment having been skilfully and tastefully updated by the present owner offering spacious two double bedroom accommodation of an east and westerly aspect benefiting from a private roof terrace and balcony. The property also features a modern bathroom and contemporary kitchen. Being sold with a share in the freehold.

Situated in this convenient location within a few minutes walk of Hove mainline station and seafront. An abundance of independent shops, cafes and eateries are all within a short walk.

ENTRANCE HALL Large walk in cupboard with a range of fitted shelves, space for fridge/freezer, exposed and varnished floorboards.

KITCHEN Incorporating 1 1/2 bowl sink unit with drainer and mixer tap, adjacent worksurface with range of cupboards and drawers under, matching eye level wall cupboards, inset 'Bosch' induction hob with extractor over, 'Bosch' oven, integrated dishwasher, space for washing machine, 'Worcester' gas fired boiler, radiator, tiled splashback, exposed and varnished floorboards, door to terrace.

ROOF TERRACE With fitted seating and space for table and chairs.

LIVING/DINING ROOM Westerly aspect with fitted shelves in alcoves, coving, radiator, exposed and varnished floorboards, sash window onto:

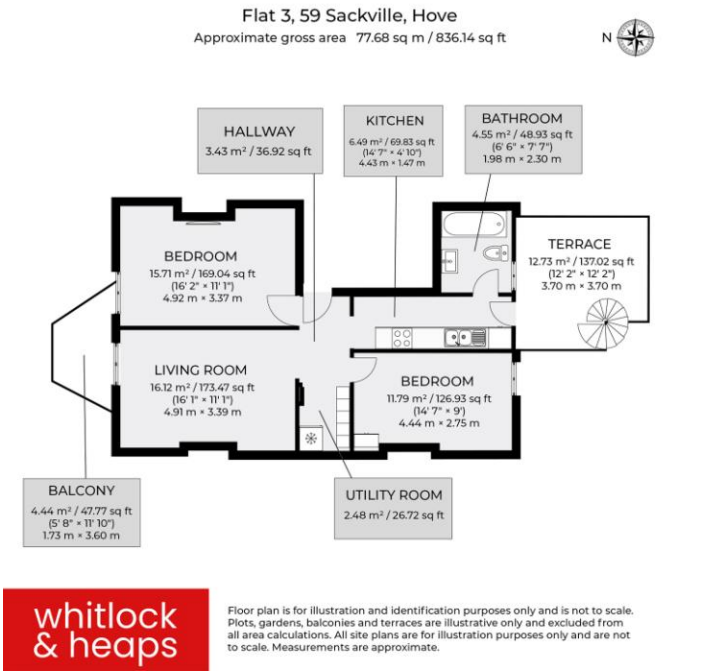
- BALCONY**
- BEDROOM 1** Sash window, coving, radiator.
- BEDROOM 2** Fitted cupboard, sash window, radiator.
- BATHROOM** White suite comprising bath with shower over, glazed shower screen, wash hand basin, low level w.c, radiator with towel rail, tiled floor, part tiled walls, sash window.

OUTGOINGS

SHARE OF FREEHOLD

The building is self managed and this flat pays £125 pcm in maintenance.

Council Tax Band B (taken from www.brighton-hove.gov.uk/council-tax). We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



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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