



## Flat 3, 16 Silverdale Avenue

Hove BN3 6FF

Asking Price: £290,000

- TWO PRIVATE STREET ENTRANCES
- PATIO AREA
- DOUBLE BEDROOM
- OPEN PLAN KITCHEN/LIVING ROOM
- BATHROOM
- NO ONWARD CHAIN
- NEUTRALLY DECORATED
- DESIRABLE LOCATION

Whitlock and Heaps bring to market this ground floor flat offering good size one double bedroom accommodation benefiting from an open plan modern kitchen/living room. The property features two private street entrances and a patio area to the front. Being situated in this convenient location and being sold with no onward chain.

**PRIVATE STREET ENTRANCE**

**ENTRANCE HALL** Walk in cupboard with plumbing for washing machine, coat cupboard.

**KITCHEN/LIVING ROOM** Incorporating stainless steel sink with mixer tap, adjacent worksurface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob with extractor over, oven, integrated fridge/freezer and dishwasher, tiled splashback, 'Worcester' gas fired boiler, two UPVC double glazed windows, radiator.

**BEDROOM** UPVC double glazed window, radiator, inner hall, door to patio.

**BATHROOM** White suite comprising panelled bath with mixer tap and 'Triton' electric shower over, glazed shower screen, wash hand basin, low level w.c, UPVC double glazed window, tiled floor, part tiled walls.

**OUTSIDE**

**PATIO AREA TO THE FRONT**

**OUTGOINGS**

Share of Freehold

The lease is 999 years from 02/11/2020.

Previous two six monthly service charges were £525.74 and £500.41.

**Council Tax Band B** (taken from the government website, [www.brighton-hove.gov.uk/council-tax](http://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	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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