



# 14 Sussex Court, Eaton Road

Hove BN3 3AS

Asking Price Of £450,000

- SOUTHERLY ASPECT
- THREE DOUBLE BEDROOMS
- SHOWER ROOM
- CLOAKROOM

- KITCHEN
- LIVING/DINING ROOM
- DESIRABLE LOCATION
- DOUBLE GLAZED WINDOWS

Whitlock and Heaps are pleased to bring to market the first floor apartment forming part of this desirable purpose built block that is situated in this desirable and convenient location offering spacious three double bedroom accommodation with a wonderful south facing living/dining room and modern shower room. There is a good size kitchen and is being sold with a share in the freehold and no onward chain. Hove mainline station and seafront are within a short walk along with an abundance of eateries, cafes and shopping facilities.

**ENTRANCE HALL** Three fitted cupboards, radiator.

**LIVING/DINING ROOM** Double aspect with double glazed windows, two radiators.

**KITCHEN** Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, four ring gas hob with extractor over, electric oven, appliance space, double glazed window, tiled splashback, radiator, serving hatch.

**CLOAKROOM** Comprising low level w.c, wash hand basin with two drawers under, tiled floor.

**BEDROOM 1** Fitted double wardrobe, double glazed window, radiator.

**BEDROOM 2** Fitted wardrobe, double glazed window, radiator.

**BEDROOM 3** Double glazed window, radiator.

**SHOWER ROOM** Modern white suite comprising walk in shower, wash hand basin with drawers under, low level w.c, tiled walls and floor, heated ladder style towel rail.

**OUTSIDE** Communal patio and lawn.

**OUTGOINGS**

**SHARE OF FREEHOLD**

**LEASE:** 244 years remaining

**MAINTENANCE:** £1,435.66 per half year including reserve.

**Council Tax Band D** (taken from [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).

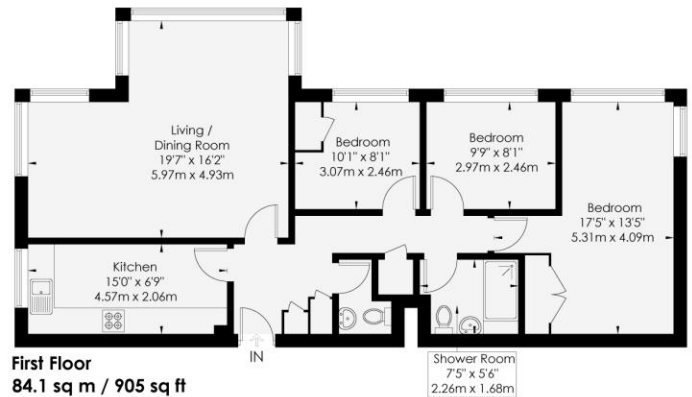
**We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.**

**SUSSEX COURT**

HOVE



**APPROXIMATE GROSS INTERNAL AREA**  
84.1 sq m / 905 sq ft  
**INCLUDING LIMITED USE AREA OF**  
1.9 sq m / 20 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Portslade Branch

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