

# 17 Ryde Court, Hangleton Road

Hove BN3 7SD

Asking Price Of £270,000

- PURPOSE BUILT BLOCK
- TWO DOUBLE BEDROOMS
- SEPARATE KITCHEN
- GOOD SIZE LIVING ROOM
- COMMUNAL GARDENS
- LONG LEASE
- CLOSE PROXIMITY TO AMENITIES
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this two double bedroom flat forming part of the first floor of this purpose built building. Benefitting from a good size living room with separate kitchen, communal gardens, double glazing and gas central heating. Stunning views of the south downs from the living room and master bedroom. Offered with no onward chain.

Bus routes operate locally making public transport throughout the city simple. Situated in a prime location, benefitting from being within the catchment area for multiple schools, and the Portslade mainline station being close by. You are within close proximity to the parade, with various shopping facilities including The Grenadier, Co-Op and Tesco. This property is brought to market with a long lease and no onward chain.

**ENTRANCE HALL** Thermostat, intercom, storage cupboard housing water meter, radiator.

**KITCHEN** Incorporating stainless steel bowl sink with mixer taps and drainer, vinyl work surfaces with cupboards below and matching eye level cupboards, four ring electric hob with oven below and extractor above. Space for washing machine and fridge freezer, breakfast bar, 'Ideal' combination gas fired boiler, heated rail, cupboard housing gas meter and electrics, UPVC doubled glazed windows overlooking front.

**LIVING ROOM** UPVC double glazed windows with views of the Downs, radiator.

**MASTER BEDROOM** Fitted wardrobes, UPVC double glazed windows with views of the Downs, radiator.

**BEDROOM** UPVC double glazed windows, radiator.

**BATHROOM** Being partially tiled comprising panelled bath with shower over, shaving plug, pedestal wash hand basin, extractor, low level w.c., UPVC double glazed frosted windows.

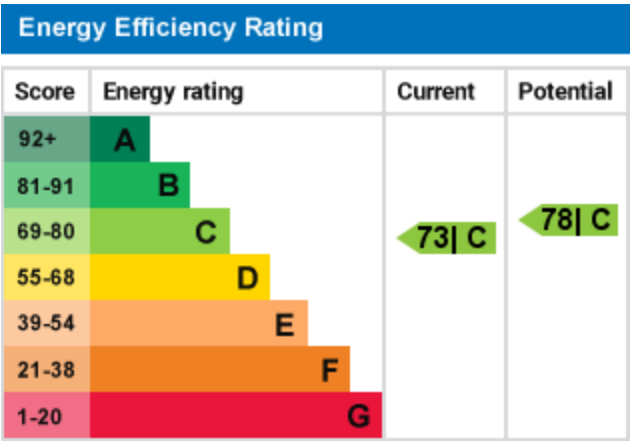
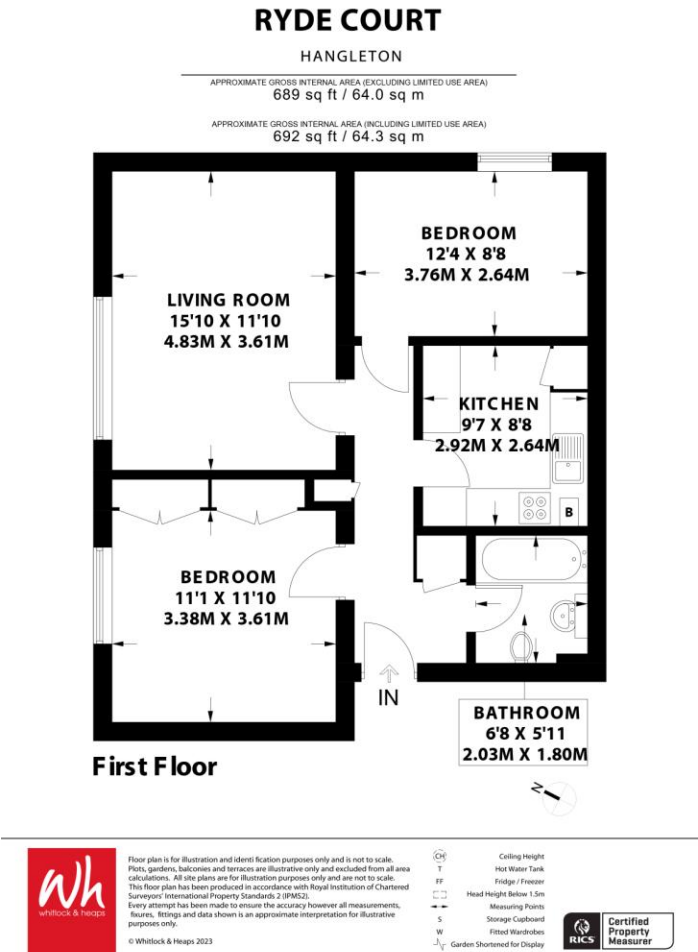
**OUTGOINGS**

Share of freehold  
976 years unexpired  
Service Charge estimate for 2025 is £2,049. This is due to reduce next year. There is also a contribution to the

Reserve Fund of £125.

**Council Tax Band B** (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.**



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