



## 9 The Athenaeum, 32 Salisbury Road

Hove BN3 3AA

Asking Price Of £395,000

- PRESENTED IN EXCELLENT ORDER
- FIRST FLOOR APARTMENT
- WEST FACING BALCONY
- MODERN KITCHEN
- SHOWER ROOM
- TWO DOUBLE BEDROOMS
- LIVING/DINING ROOM
- SHARE OF THE FREEHOLD

Whitlock and Heaps bring to market this delightful first floor apartment being presented in excellent order throughout with bright and spacious rooms that are neutrally decorated. The two double bedroom accommodation features a modern kitchen and shower room with an excellent living/dining room that leads onto the West facing Balcony. The property also benefits from an allocated underground parking space, a share in the freehold and is being sold with no onward chain. Salisbury Road is a desirable location being within a short walk of Hove mainline station and seafront. An abundance of eateries, cafes and shopping facilities are all close by.

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

**KITCHEN** Incorporating circular sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob with extractor over, electric oven, space for fridge/freezer and plumbing for washing machine, 'Ideal' gas fired boiler, tiled splashback, UPVC double glazed window, radiator.

**LIVING/DINING ROOM** West facing with UPVC double glazed bay window, radiator, door to:

**WEST FACING BALCONY**

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

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

**SHOWER ROOM** Contemporary suite comprising walk in shower, wash hand basin with cupboard under, low level w.c, tiled walls, heated ladder style towel rail, UPVC double glazed window.

**OUTSIDE** Underground allocated parking space.

**OUTGOINGS**

**SHARE IN THE FREEHOLD**

**Remainder of 999 year lease.**

**MAINTENANCE** £1,040.70 per half year.

**ATHENAEUM**

HOVE

APPROXIMATE GROSS INTERNAL AREA  
71 sq m / 764 sq ft



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

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