



# Cowdray Lodge, New Church Road

Hove BN3 4FL

Asking Price Of £187,000

- STUDIO FLAT
- SEPARATE KITCHEN
- SOUGHT AFTER LOCATION
- AMPLE STORAGE
- CLOSE TO AMENITIES
- TREE LINED ROAD
- SEAFRONT NEARBY
- NO ONWARD CHAIN



Whitlock & Heaps are delighted to present to market this ground floor studio flat in this sought-after Hove location close to shops and seafront. Boasting a modern separate kitchen and sunny communal garden, this property is brought to market with no onward chain.

Bus routes operate locally making public transport throughout the city simple. Richardson Road and Church Road are both close by with their array of shopping facilities, eateries and cafés.

**KITCHEN** Incorporating stainless steel bowl sink with mixer tap, drainer and a tiled splashback. Vinyl work surfaces with cupboards below and matching eye level cupboards, four ring electric 'Lamona' hob with oven below and extractor above. Space for fridge, windows overlooking communal gardens.

**STUDIO ROOM** Bow windows overlooking communal gardens, cupboard with good storage space, radiator.

**BATHROOM** Comprising panelled bath with shower over being mostly tiled, cupboard housing water tank, separate loft hatch with further storage, extractor above, low level w.c, window to kitchen.

#### OUTSIDE

**GARDEN** Corner plot communal gardens being mostly bordered with mature plants and walk way.

#### OUTGOINGS

Share of freehold  
999 years from circa 1975  
Maintenance approx. £610 per annum

#### Council Tax Band A

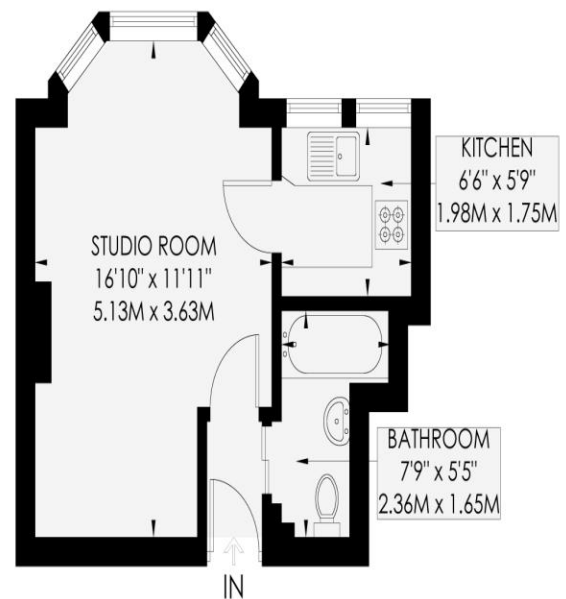
(taken [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).

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

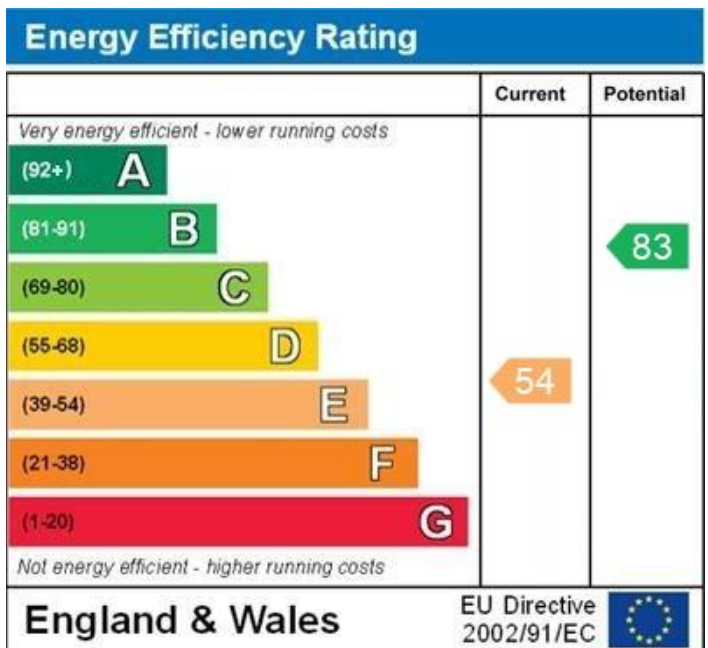
#### COWDRAY LODGE

HOVE

APPROXIMATE GROSS INTERNAL AREA  
24.8 sq m / 266 sq ft



**Ground Floor**  
24.8 sq m / 266 sq ft



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#### Portslade Branch

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#### Hove Branch

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