

10 Langdale Court

Hove BN3 4HF

Offers In Excess Of £250,000

- SEAFRONT APARTMENT
- DIRECT SEA VIEWS
- BALCONY
- SOUTH FACING DOUBLE BEDROOM
- SOUTH FACING LIVING ROOM
- MODERN KITCHEN
- SHOWER ROOM
- NO ONWARD CHAIN

Whitlock and Heaps are pleased to be bringing to market this first floor seafront apartment being situated in this most desirable location with direct sea views with the double bedroom, living room and balcony being south facing. The property also features a modern kitchen and shower room and is being sold with no onward chain. Just cross Kingsway and you are on Hove seafront with the recently completed tennis and Padel courts being directly opposite with the vibrant Rockwater Club being within a few minutes walk. Hove centre and mainline station are also easily accessible.

ENTRANCE HALL Fitted double cupboard.

KITCHEN Incorporating stainless steel 1 1/2 bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, inset ceramic hob with extractor over, eye level double oven, integrated fridge/freezer, washing machine and dishwasher, tiled splashback, UPVC double glazed windows.

LIVING/DINING ROOM South facing with UPVC double glazed window offering a sea view, two radiators, door to:

BALCONY

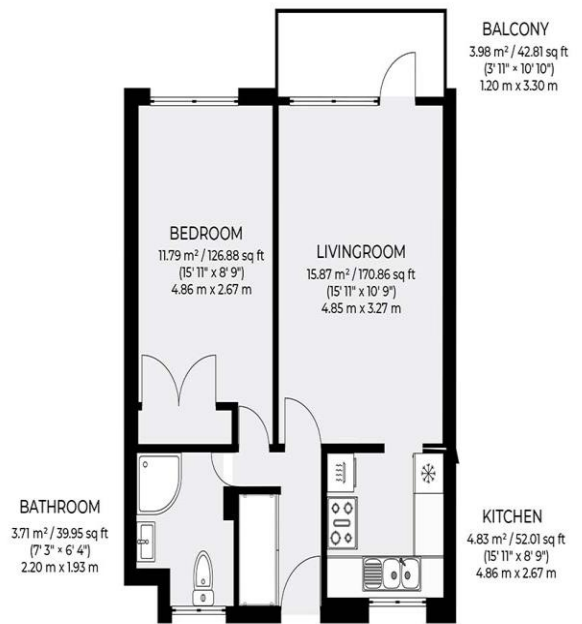
BEDROOM South facing with UPVC double glazed window offering a sea view, fitted double wardrobe, radiator.

SHOWER ROOM Comprising walk in shower, wash hand basin with two drawers under, low level w.c, UPVC double glazed window, part tiled walls, ladder style heated towel rail.

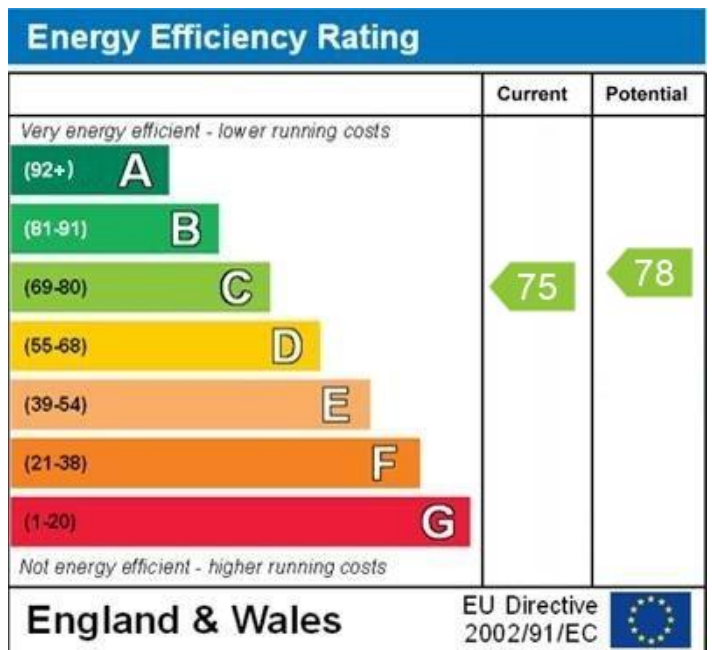
OUTGOINGS Lease 97 years remaining.

Half yearly outgoings
 Ground rent 25/12/24 £34
 Service charge 25/12/24 £1161
 Reserve fund £113

Flat 10 Langdale Court, Hove
 Approximate gross area 44.58 sq m / 479.86 sq ft



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. Measurements are approximate.



WWW.EPC4U.COM

Portslade Branch
 48 Boundary Road, Portslade BN3 4EF
 portslade@whitlockandheaps.co.uk
 01273 422706

Hove Branch
 65 Sackville Road, Hove BN3 3WE
 hove@whitlockandheaps.co.uk
 01273 778577



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