



37 HOLLAND ROAD, HOVE, BN3 1JE

SHARE OF FREEHOLD £140,000

A WELL PRESENTED lower ground floor STUDIO FLAT in SOUGHT AFTER BRUNSWICK TOWN off HOVE SEAFRONT. The accommodation comprises entrance hall, STUDIO ROOM WITH RECESSED BED AREA, FITTED KITCHEN, BATHROOM, SHARE OF FREEHOLD, 31 SQUARE METERS, NO CHAIN, EPC E.

- IDEAL FIRST TIME BUY OR BUY TO LET
- PREVIOUSLY LET AT £10,200 p.a. 6.8% GROSS RETURN
- LOWER GROUND FLOOR
- CONVERTED PERIOD BUILDING
- LOCATED OFF HOVE SEAFRONT
- WEST ASPECT STUDIO ROOM
- FITTED KITCHEN
- RECESSED BED AREA
- BATHROOM
- SHARE OF FREEHOLD





LOWER GROUND FLOOR

ENTRANCE HALL.

Entry phone system.

BATHROOM

Fitted with white suite comprising panelled bath with centralised taps, electric shower over and screen to side, pedestal wash hand basin with mixer tap, low level close coupled WC. part tiled walls..

KITCHEN

Modern fitted kitchen comprising a range of eye level wall cupboards and base cupboards, wooden worktop with tiled surround, stainless steel sink unit with mixer tap, electric oven, electric hob with extractor fan over, plumbed space for washing machine, space for further appliance..

STUDIO ROOM

Two West aspect sash windows, further West aspect sash window recessed bed area.

INTERNAL BED AREA

Off STUDIO ROOM

ADDITIONAL INFORMATION

Lease - 993 years Share of Freehold

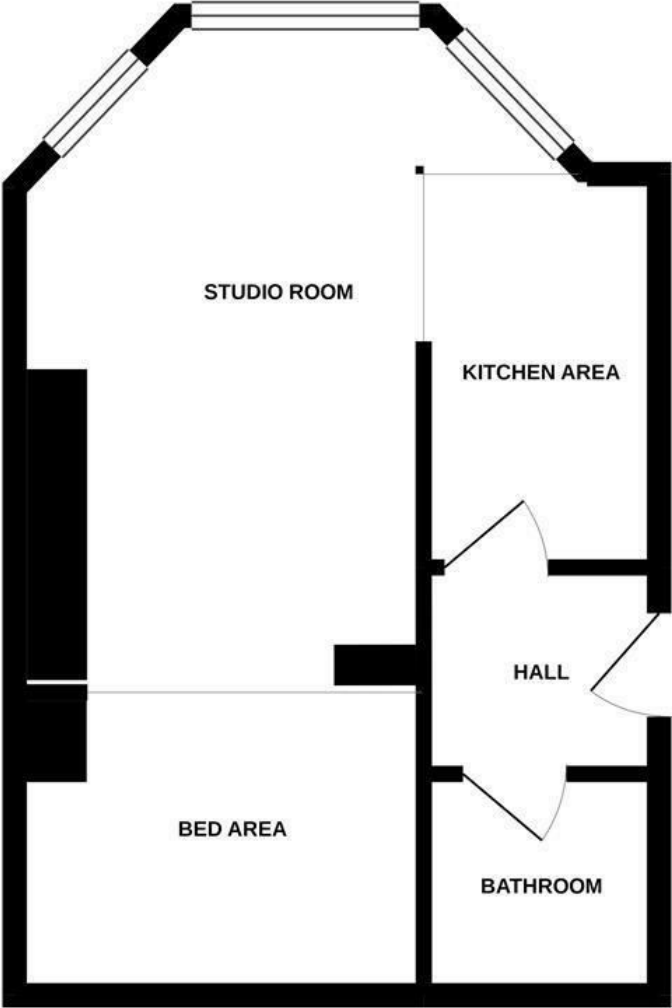
Maintenance - £850 P.A.

Ground Rent - £0

Council Tax Band A - £1,637.19

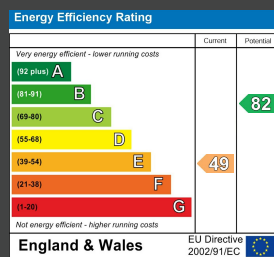


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE (EPC)



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