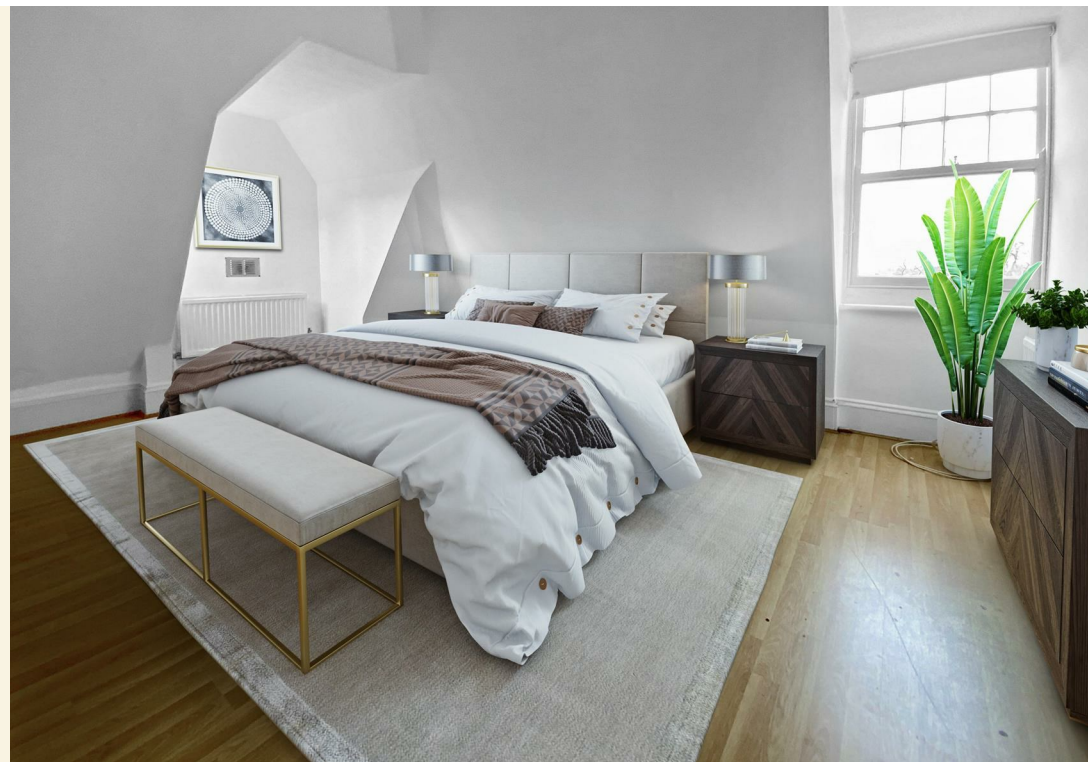


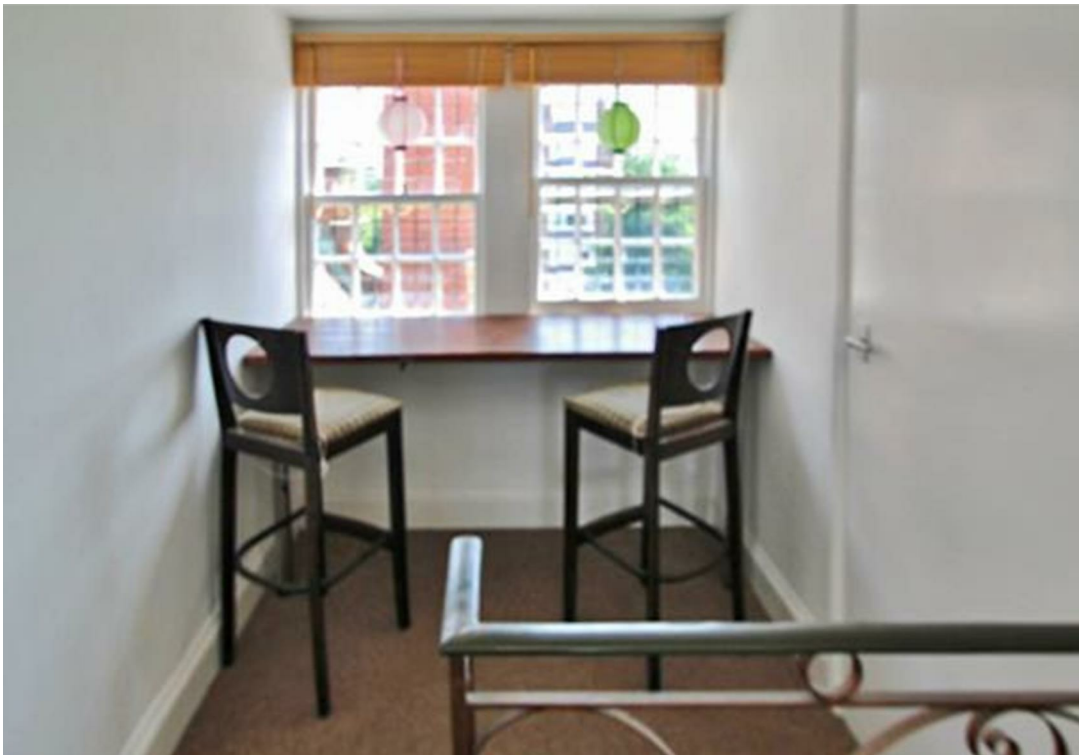




A SPACIOUS, ONE/TWO BEDROOM TOP FLOOR FLAT situated in a CONVERTED GRADE II LISTED BUILDING in this SOUGHT AFTER LOCATION CLOSE TO HOVE STATION. The accommodation comprises DOUBLE ASPECT LOUNGE/DINING ROOM, SEPARATE KITCHEN, BATHROOM, SEPARATE WC, ROOF TERRACE, COMMUNAL GARDEN AND STORE, GCH, EPC E.

- ONE/TWO BEDROOM TOP FLOOR FLAT
- CONVERTED GRADE II LISTED BUILDING
- CURRENTLY LET AT £16,800 P.A.
- CLOSE TO HOVE STATION
- LOUNGE/DINING ROOM
- SEPARATE KITCHEN
- BATHROOM + SEPARATE WC
- ROOF TERRACE
- COMMUNAL GARDEN + STORAGE
- SHARE OF FREEHOLD





## SECOND FLOOR

### ENTRANCE

Understairs storage cupboard, frosted glass window, radiator.

### SEPARATE WC

South aspect leaded light coloured glass window, low level close coupled WC.

## THIRD FLOOR

### LANDING

Split level, East aspect leaded light sash window, skylight, breakfast bar, entry phone system.

### LOUNGE/DINING ROOM

Double aspect, four sash windows, ceiling spotlights, walk in storage cupboard, wooden flooring, door to:

### KITCHEN

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, work tops, stainless steel single bowl single drainer sink unit with mixer tap, oven with five ring gas hob, plumbed space for washing machine, space for further appliance, wall mounter boiler, East aspect leaded light sash window.

### BEDROOM 1

Double aspect, sash window, further window, fitted wardrobes, wooden flooring, two radiators.

### OCCASIONAL BEDROOM 2/STUDY

Feature East aspect arched window, ceiling spotlights, wooden flooring, radiator.

### BATHROOM

Fitted with white suite, 'Spa' bath with mixer tap and shower attachment, wash hand basin with mixer tap, low level close coupled WC, storage cupboard, tiled floor, chrome ladder style heated towel rail, skylight window.

## EXTERNAL

### ROOF TERRACE

East aspect, accessed via communal hallway opposite flat entrance.

### COMMUNAL STORAGE ROOM

Formerly the tripple length garage, door to:

### COMMUNAL GARDEN

West aspect, lawned with mature borders to sides.

## ADDITIONAL INFORMATION

Lease - Share of freehold

Maintenance - £1,110 + insurance of £1,000 = £2,110.

Ground Rent - £0

Council Tax Band C - £2,182.92

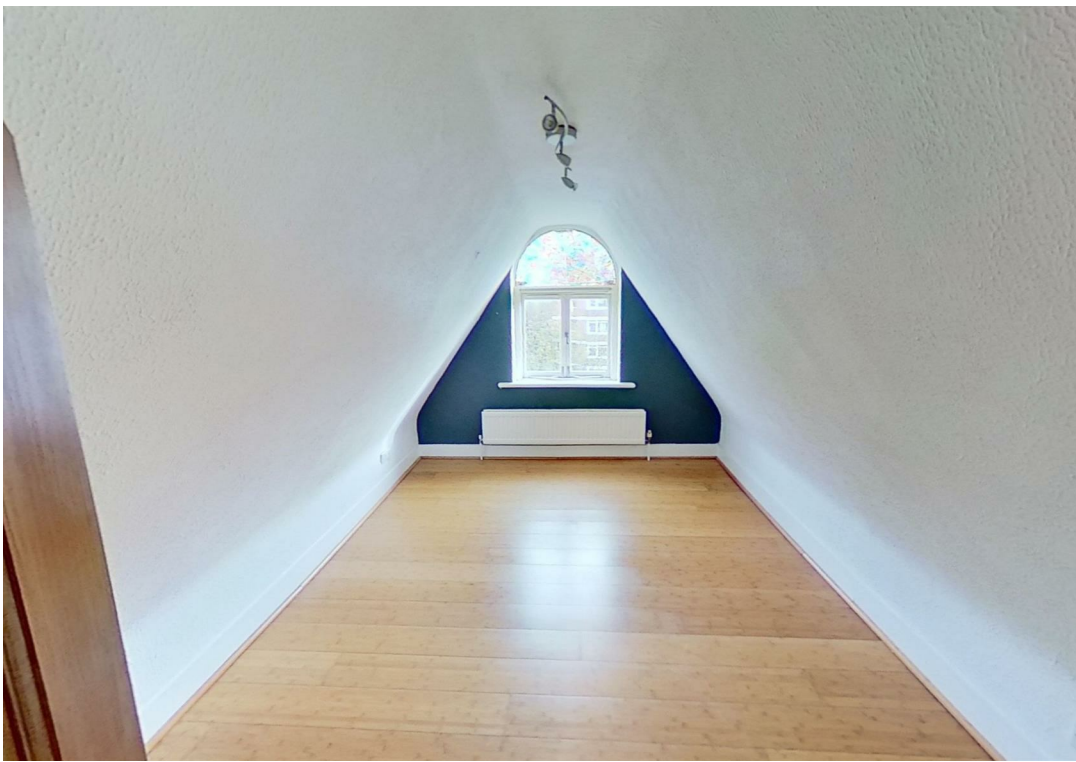


## The Drive

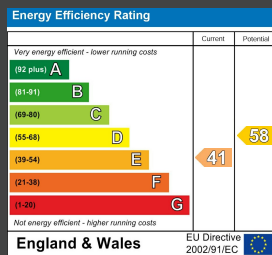


Approximate Gross Internal Area = 92.80 sq m / 998.89 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**GDIMPACT**



## ENERGY PERFORMANCE CERTIFICATE (EPC)



**Council Tax Band:** C £2,182.92

**Maintenance:** Basic £1,100 + £1,000 buildings Insurance

**Lease Length:** Leasehold with Share of freehold

**Ground Rent:** £0

Tel: 01273 323000

Email: sales@brices.co.uk

www.brices.co.uk

## DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

**360°**  
**brices**  
VIRTUAL VIEWINGS

**brices**  
sales & lettings