



A raised ground floor  
PATIO/GARDEN FLAT in a  
CONVERTED PERIOD BUILDING,  
located in this SOUGHT AFTER  
STREET off WESTERN ROAD, HOVE.  
The accommodation comprises  
WEST ASPECT LOUNGE,  
KITCHEN/BREAKFAST ROOM,  
MODERN SHOWER ROOM, GCH,  
EPC D.

- RAISED GROUND FLOOR FLAT
- WEST ASPECT LOUNGE
- KITCHEN/BREAKFAST ROOM
- MODERN SHOWER ROOM
- PATIO/GARDEN
- DOUBLE BEDROOM
- WOOD FLOORING
- PERIOD FEATURES





## GROUND FLOOR

### LOUNGE

Three West aspect sash windows to bay, ceiling coving, feature fireplace with marble surround and cast iron inset, wood flooring.

### KITCHEN/BREAKFAST ROOM

Modern fitted kitchen with appliances to include electric oven, four ring gas hob with extractor fan over, washing machine, dishwasher, fridge with freezer compartment, East aspect window with multi glass pane door, further window, door to:

### BEDROOM

East aspect sash window, recessed downlighting, ceiling coving, wood flooring.

### SHOWER ROOM

Fitted with modern white suite comprising, tiled shower cubicle, wash hand basin with mixer tap and cupboards under, low level WC.

### PATIO/GARDEN

East aspect, paved with border.

### ENTRANCE HALL

Recessed downlighting, entry phone system, storage cupboard, wood flooring.

### EXTERNAL

#### Full Description

A NEWLY DECORATED raised ground floor PATIO/GARDEN FLAT in a CONVERTED PERIOD BUILDING, located in this SOUGHT AFTER STREET off WESTERN ROAD, HOVE. The accommodation comprises entrance hall, WEST ASPECT LOUNGE, KITCHEN/BREAKFAST ROOM with APPLIANCES, MODERN SHOWER ROOM, PATIO/GARDEN, GAS CENTRAL HEATING, EPC D.

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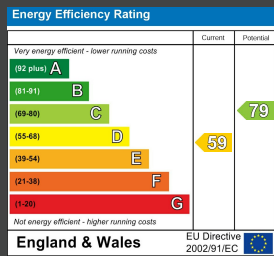




TOTAL APPROX. FLOOR AREA 492 SQ.FT. (45.7 SQ.M.)  
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## ENERGY PERFORMANCE CERTIFICATE (EPC)



**Council Tax Band:**  
**Maintenance:** n/a  
**Lease Length:** n/a  
**Ground Rent:** n/a

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