



Church Road | Hove | East Sussex | BN3 2DJ

Offers Over **£500,000**





Jacobs Steel are delighted to offer for sale this incredibly spacious maisonette covering three floors of this fantastic period property in central Hove, also benefitting from no on-going chain.



Key features:

- Second And Third Floor Maisonette
- Three Bedrooms
- Central Hove Location
- No On-Going Chain
- New 99 Year Lease
- Permit Parking Available
- Close To Local Amenities
- Period Building
- Gas Central Heated
- Inspection Is A Must

 3 Bedrooms

 1 Bathroom

 1 Living Room

Situated in a sought after location in New Church Road, Hove being within easy walking distance access to Hove Lagoon and the beach, with Hove Town Centre shops, restaurants and bars being a short distance away.

Communal front door opening into communal hallway, stairs leading to raised first floor, private front door to;

ENTRANCE HALL Comprising wall mounted heating control panel, door to;

SPACIOUS BATHROOM 9' 8" x 6' 6" (2.95m x 1.98m) South aspect, comprising original sash window, panel enclosed bath having shower attachment over, pedestal hand wash basin, low flush WC, radiator, coving.

SECOND FLOOR LANDING Comprising radiator, cupboard housing electric meter.

SPACIOUS LOUNGE 18' 1" x 9' 5" (5.51m x 2.87m) North aspect, comprising original sash window overlooking Juliette balcony, radiator.

KITCHEN/DINER 14' 7" x 12' 3" (4.44m x 3.73m) South aspect benefitting from roof top views, comprising original sash window, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset one and half bowl stainless steel single drainer sink unit with mixer tap, part tiled splashbacks, wall mounted boiler, space for fridge freezer, space for oven / cooker, cornicing, radiator.

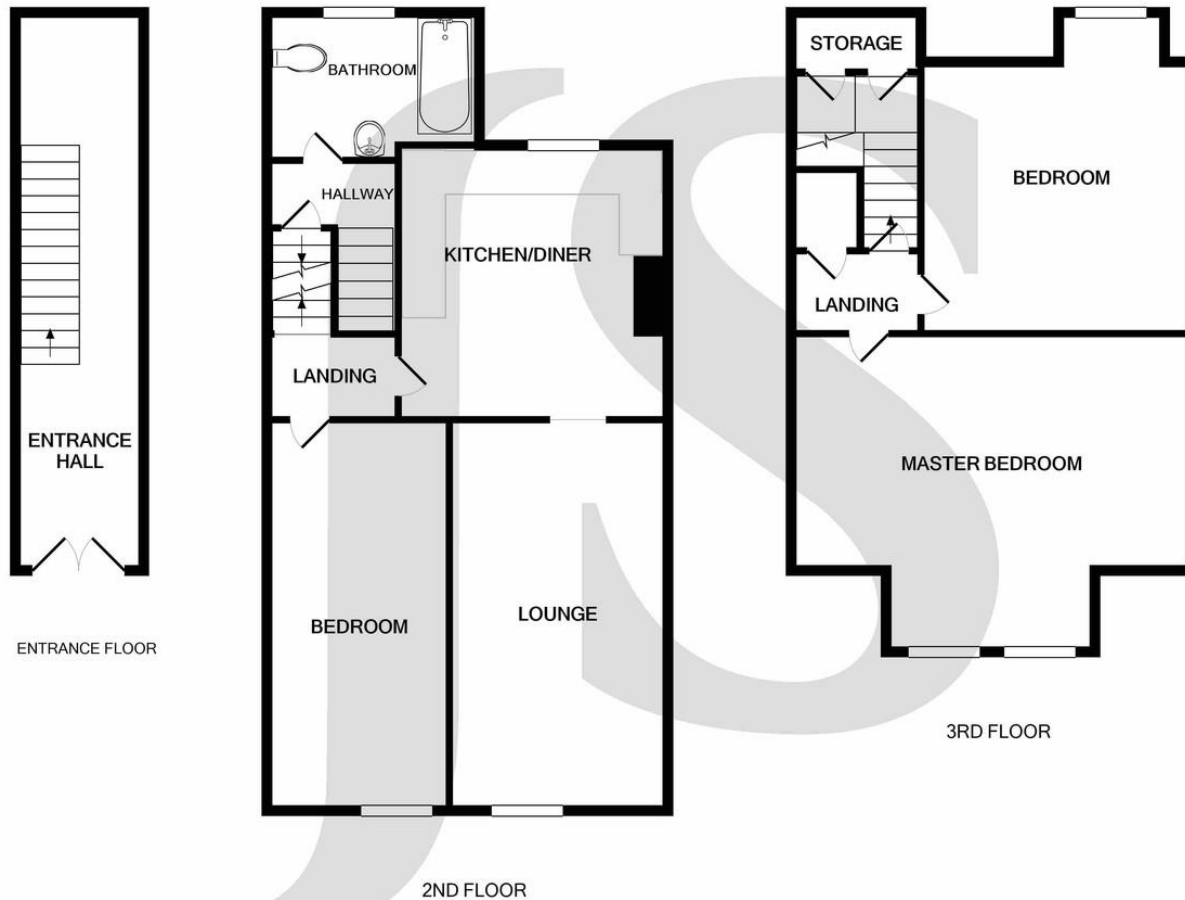
BEDROOM THREE 17' 5" x 9' 4" (5.31m x 2.84m) North aspect, comprising original sash window overlooking Juliette balcony, radiator.

THIRD FLOOR LANDING Comprising original sash window, built in storage cupboard, further built in storage cupboard.

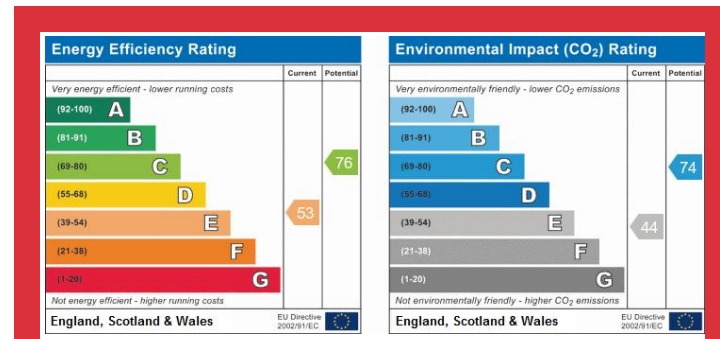
BEDROOM ONE 18' 2" x 16' 2" into recess (5.54m x 4.93m) North aspect benefitting from town and rooftop views, comprising two original windows, radiator.

BEDROOM TWO 12' 8" x 11' 7" into bay (3.86m x 3.53m) South aspect benefitting from rooftop and distant sea views, comprising original sash window, radiator.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Property Details:

Floor Area: 1,227 sq ft (114 sq m) – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.