



Furze Hill, Hove, BN3 1PG

Guide price £270,000 Leasehold - Share of Freehold

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Priors are pleased to offer this newly modernised one bedroom apartment in central Hove. The flat is situated on the sixth floor of this popular well managed block which has two passenger lifts and lovely communal gardens to the rear. The flat has just been modernised and is offered for sale with vacant possession / no ongoing chain. St Anne's Well Gardens are opposite and the nearby Western Road provides many shops, bars, restaurants and coffee shops. Bus services also pass nearby providing access to most parts of Brighton & Hove including the railway stations with commuter links to London.

Entrance Hall

Good size hall with built in airing cupboard. 2 Additional built in cupboards. Door entry phone. Wood effect flooring.

Lounge

A lovely bright room with a favoured westerly aspect. New wall mounted Dimplex electric heater. UPVC window and casement door leading to-

Balcony

Full width balcony which can be approached from both the lounge and bedroom. Stunning far reaching Westerly views across Hove.

Kitchen

Newly fitted with cream coloured Hi-Gloss units providing cupboards, drawers and marble effect working surfaces. Built in appliances to include- oven, hob and extractor fan. Integrated washing machine, fridge and freezer. Part tiled walls. Inset sink with mixer tap.

Bedroom

Extensive range of built in bedroom cupboards / wardrobes providing hanging and shelved storage space. New Dimplex electric heater, door to balcony.

Bathroom

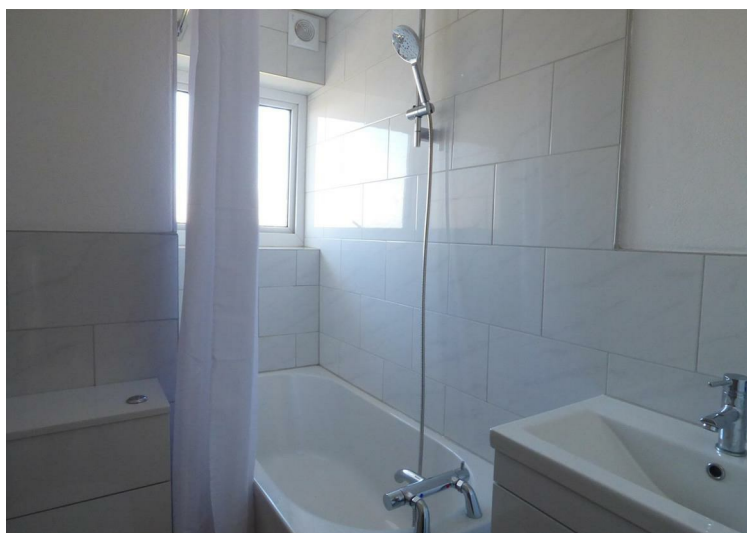
Newly fitted white contemporary style suite. Bath with mixer tap / shower attachment. Low flush wc, vanity unit incorporating wash hand basin. Window, extractor fan, heated towel rail. Wood effect flooring.

Store Room

6 x 2 (1.83m x 0.61m)
Useful lockable store room situated in the basement of the block.

Outgoings

We understand that the flat has a share in the freehold. The managing agents are Graves Son & Pilcher who advise that the half yearly service charge for the period 25/12/21-23/06/22 is £1,325.18



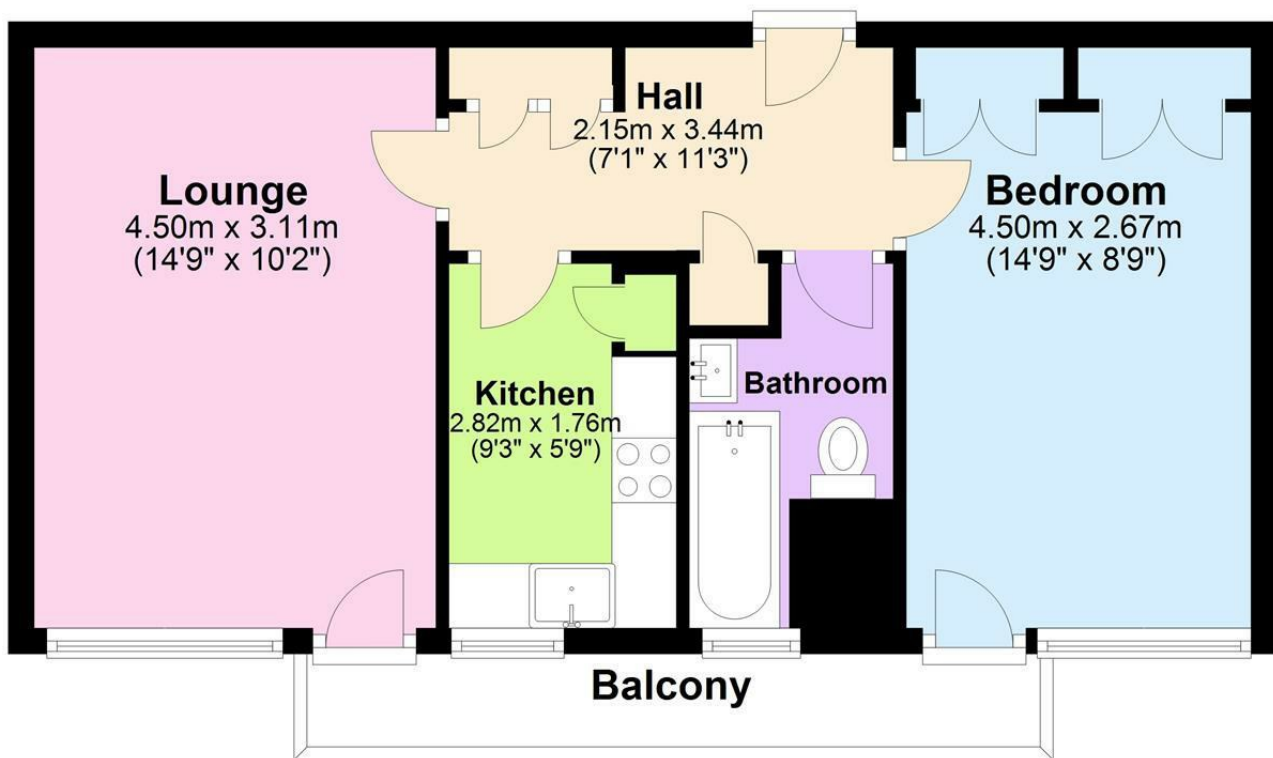
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Sixth Floor

Approx. 42.4 sq. metres (456.0 sq. feet)



Total area: approx. 42.4 sq. metres (456.0 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon.

Plan produced using PlanUp.

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