



- **Converted Upper Ground Floor Apartment**
- **Long Lease (170 Years Unexpired)**
- **Double Bedroom**
- **Lots of Storage Throughout**
- **Close To Mainline Railway Station**
- **South Facing Balcony**
- **Large Lounge**
- **No Chain**
- **Popular & Central Location**
- **Kitchen**

New Church Road, Hove

Price: £220,000 Leasehold



Total Area: 53.33 m² ... 574.03 ft²

All measurements are approximate and for display purposes only



Cox & Co are pleased to bring this large one-bedroom converted apartment to the market.

The building will be undertaking major external redecoration within the next few months.

As you walk into the property you have a large lounge with a feature fireplace, a double bedroom, a fitted kitchen with a door to a good size south facing balcony, and a shower room and WC

The property is ideally located just off Boundary Road in West Hove and is very close to shops, bars, and cafés. Portslade mainline railway station is only 0.1 miles away, and there are excellent bus services into Brighton & Hove.

The property is being sold with no onward chain.

For details about viewing, please call Cox & Co on 01273 00 99 66.

Lease - 170 Years Remaining

Service Charge - £2,000 per year.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C		61	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

