

67 Livingstone Road, Hove, BN3 3WN

£329,950

Property Features

- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FITTED KITCHEN
- MODERN SHOWER ROOM
- SOUTH FACING LOUNGE
- MAISONNETTE
- 2 BEDROOMS
- LONG LEASE
- FANTASTIC LOCATION
- NO CHAIN

Full Description

ENTRANCE HALL

Radiator, stairs rising to the first floor.

LOUNGE

13' 1" x 11' 7" (3.99m x 3.53m) South facing double glazed bay window, radiator.

KITCHEN

11' 1" x 7' 2" (3.38m x 2.18m) Base and wall cupboards, roll top work surface, stainless steel sink with mixer taps, gas hob, oven under and extractor hood over, appliance space, radiator, double glazed window.

SHOWER ROOM

Stand alone shower, pedestal wash hand basin, low level W.C., radiator, part tiled walls, double glazed window.

FIRST FLOOR

LANDING

Loft hatch, window.

BEDROOM

14' 10" x 13' 1" (4.52m x 3.99m) South facing double glazed bay window, radiator.

BEDROOM

11' 1" x 9' 6" (3.38m x 2.9m) Radiator, sash window.



OUTGOINGS:

Lease: From August 2016 for 125 years

Ground Rent: £75 paid half yearly

Maintenance Charge: Paid half yearly (period 25/12/20 - 23/6/21 - £576.00)



2/15/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

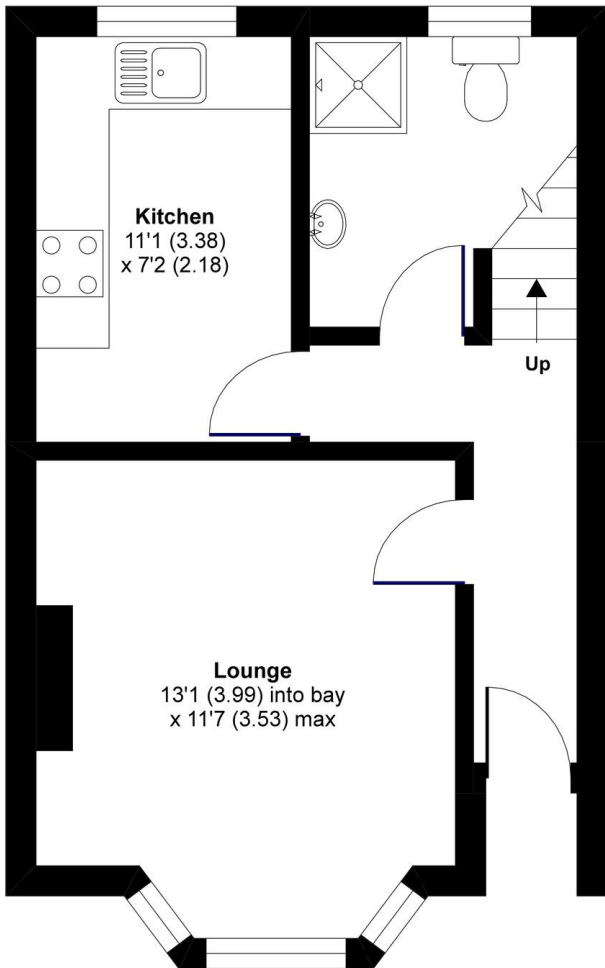
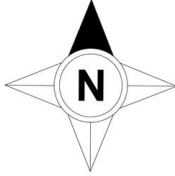
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



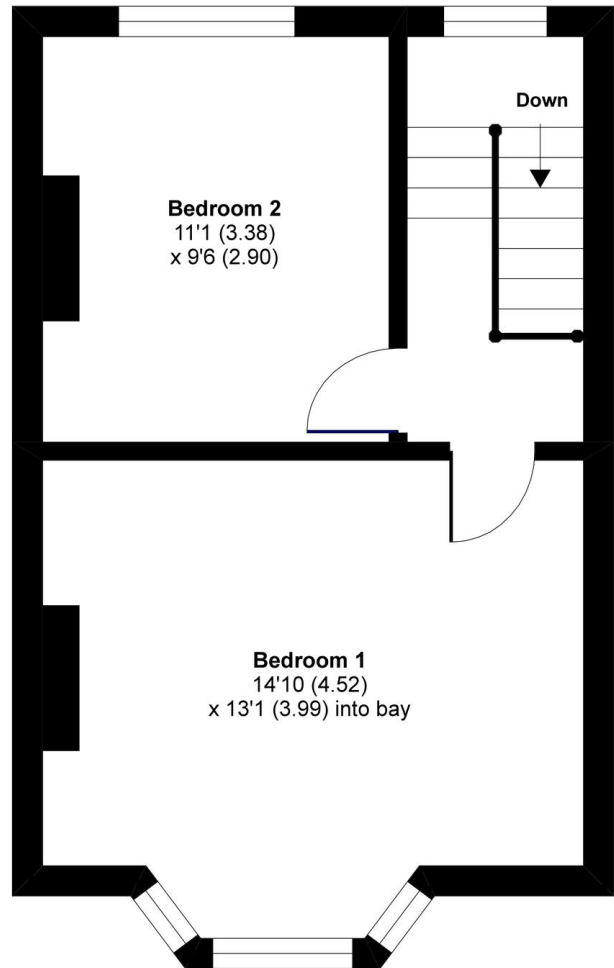
Livingstone Road, Hove, BN3

Approximate Area = 692 sq ft / 64.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

48 Boundary Road
Hove
East Sussex
BN3 4EF

cales.co.uk
enquiries@cales.co.uk
01273 422706

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements