



Ground Floor Flat, 21 Frith Road, Hove BN3 7AJ

Offers In Excess Of £290,000

- ONE BEDROOM FLAT
- PERIOD BUILDING
- WELL PROPORTIONED ROOMS
- BAY WINDOW
- ARTISTS CORNER
- GARDEN WITH REAR ACCESS
- SHARE OF FREEHOLD
- UPVC DOUBLE GLAZED

Whitlock & Heaps are delighted to present to market this Ad-hoc maintenance one bedroom flat forming the ground floor of this converted period building. This good size flat is situated in the sought after "Artists Corner" benefitting from a private rear garden and well proportioned rooms sizes. This desirable flat is brought to market with a share in the freehold and no onward chain.

999 year lease

Council Tax Band B (As found via the government website: www.tax.service.gov.uk/check-council-tax-band).

Situated in this desirable area, bus routes run locally making access into the city centre easy. Hove Park is also a short walk away, as well as the Goldstone Industrial Estate. Ample shopping facilities, cafés and eateries are located within a matter of minutes, as well as a quick drive to the A27 slip road for commutes out of the city.

ENTRANCE HALL Cupboard housing electrics, separate cupboard housing gas meter, understair storage.

KITCHEN Incorporating stainless steel sink unit with mixer tap and drainer, vinyl work surfaces with drawers and cupboards under and matching eye-level cupboards. 4-ring gas hob with oven below, breakfast bar, space for washing machine and fridge/freezer, 'Ariston' combination gas-fired boiler, UPVC double glazed window, radiator, door to leading to bathroom and rear access with radiator.

LIVING ROOM UPVC double glazed bay window, radiator.

BEDROOM UPVC double glazed window and door to garden, radiator.

BATHROOM Comprising panelled bath with tiled splashback, separate stand alone shower cubicle, fitted heated towel rail, dual aspect UPVC double glazed frosted windows, pedestal wash-hand basin, low level w.c.

OUTSIDE

REAR GARDEN Being mainly laid to lawn with borders and walled to sides, gate allowing rear access.

FRONT GARDEN Being mainly shingled with mature bush.

OUTGOINGS Share of freehold

FRITH ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
524 sq ft / 48.7 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
533 sq ft / 49.5 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (RIPS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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Legend for floor plan symbols:
 CH Ceiling Height
 T Hot Water Tank
 FF Fridge / Freezer
 Head Height Below 1.5m
 S Measuring Points
 Storage Cupboard
 Fitted Wardrobes
 W Garden Shortened for Display
 RICS Certified Property Measurer

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Portslade Branch

48 Boundary Road, Portslade BN3 4EF
portslade@whitlockandheaps.co.uk
 01273 422706

Hove Branch

65 Sackville Road, Hove BN3 3WE
hove@whitlockandheaps.co.uk
 01273 778577



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