



12 Rectory Close, Glebe Villas

Hove BN3 5SS

Asking Price Of £275,000

- TWO DOUBLE BEDROOMS
- SOUGHT AFTER ROAD
- GOOD SIZE LIVING ROOM
- DOUBLE GLAZED WINDOWS
- MAINTAINABLE SIZED REAR GARDEN
- CLOSE TO SHOPPING FACILITIES
- OWN STREET ENTRANCE
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this **OUTGOINGS** Lease: Approx. 102 years remaining (152 years from March 1974)
 Ground Rent: £175.00 p.a.
 Maintenance for the period September 2022 - September 2023 - £1,781.80

Bus routes operate locally making public transport throughout the city simple as well as being close to Portland Road and Boundary Road with their large array of shopping facilities, cafés and eateries. Portslade mainline train station is also located approx. 0.5 miles away. The A27 slip road is also a short drive away making commutes out of the city centre easy.

ENTRANCE HALL Cupboard housing electrics, two UPVC double glazed windows, stairs to:-

LANDING Large landing with loft hatch and cupboard housing water tank.

KITCHEN Incorporating stainless steel single bowl sink unit with mixer tap and drainer, vinyl work surfaces with cupboards and drawers below and eye-level cupboards. 4-ring electric hob with 'Lamona' oven below and extractor above, space for fridge and washing machine, built-in cupboard space, UPVC double glazed window.

LIVING ROOM UPVC double glazed windows with easterly aspect, electric radiator.

BEDROOM 1 UPVC double glazed windows with westerly aspect, electric radiator.

BEDROOM 2 UPVC double glazed windows with easterly aspect, electric radiator, cupboard space.

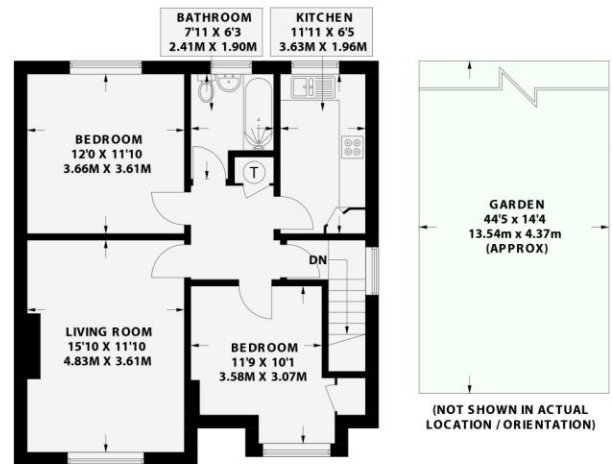
BATHROOM Comprising white bathroom suite with panelled bath with electric shower over being fully tiled, extractor fan above, fitted fan heater, pedestal wash-hand basin, low level w.c., frosted UPVC double glazed window.

OUTSIDE Fenced westerly facing rear garden being mainly laid to lawn with gated access. Brick built shed.

RECTORY CLOSE

HOVE

APPROXIMATE GROSS INTERNAL AREA
 713 sq ft / 66.3 sq m



First Floor
 695 sq ft / 64.6 sq m



Ground Floor
 18 sq ft / 1.7 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 (IPMS2). 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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CH	Ceiling Height	
T	Hot Water Tank	
FF	Fridge / Freezer	
HH	Head Height Below 1.5m	
MP	Measuring Points	
S	Storage Cupboard	
W	Fitted Wardrobes	
GD	Garden Shortened for Display	

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