

2 Berkeley Court, 51 Davigdor Road Hove BN3 1RA

Asking Price Of £205,000

- ONE DOUBLE BEDROOM FLAT
- SEPARATE KITCHEN
- GOOD SIZE LIVING ROOM
- GROUND FLOOR

- SOUGHT AFTER LOCATION
- IN NEED OF MODERNISATION
- CLOSE TO AMENITIES
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this one bedroom flat forming part of the ground floor in this purpose built building. This property boasts a good size living room with Southerly aspect, double bedroom with a separate kitchen. The flat is in need of general modernisation throughout and is offered to market with no onward chain.

Bus routes operate locally making access into the city centre simple. Seven Dials is also within walking distance offering ample shopping facilities, cafés and eateries. Access onto the A27 is a short drive away, making commutes outside of the city possible. Brighton mainline train station is located approximately within a twenty minute walk.

ENTRANCE HALL Multiple cupboard space for storage, water tank and electrics, intercom, electric radiator.

KITCHEN Incorporating stainless steel single bowl sink unit with mixer taps and drainer, vinyl worksurfaces with cupboards below and matching eye-level cupboards, space for fridge, freezer, washing machine and cooker, partly tiled, UPVC double glazed frosted window.

LIVING ROOM Good size living room with UPVC double glazed bay window, electric radiator.

BEDROOM UPVC double glazed window.

BATHROOM Incorporating bath, pedestal wash-hand basin, extractor fan, low level w.c., UPVC double glazed frosted window.

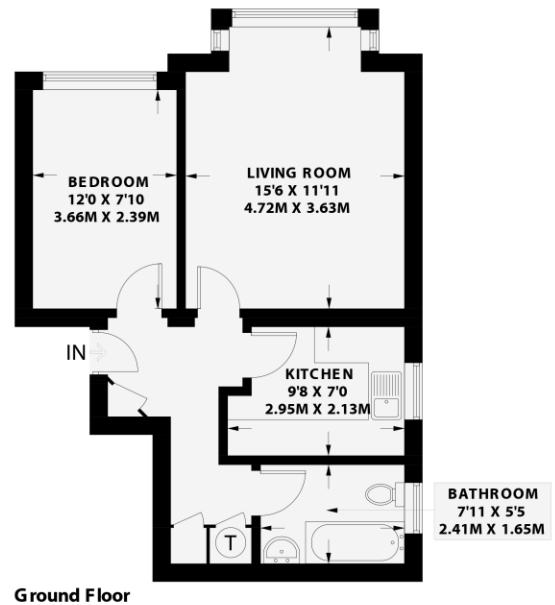
OUTGOINGS Lease: 161 years from 25th March 1971
Ground rent: £150.00 p.a.
Service Charge: 25.12.23 - 23.6.24 - £758.90. Reserve paid for the same period of £500.00.

Berkeley Court

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
431 sq ft / 40.0 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
478 sq ft / 44.4 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.
© Whitlock & Heaps 2024

CH Ceiling Height
T Hot Water Tank
FF Fridge / Freezer
Head Height Below 1.5m
Measuring Points
S Storage Cupboard
W Fitted Wardrobes
G Garden Shortened for Display



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	27 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



Disclaimer: Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.