

7a Wordsworth Street, Hove BN3 6BG

Asking Price Of £350,000

- MODERN KITCHEN
- LIVING ROOM
- DINING ROOM/BEDROOM 3
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- SEPARATE W.C.
- PRIVATE STREET ENTRANCE
- DESIRABLE LOCATION

Whitlock and Heaps are pleased to bring to market this well-presented maisonette offering versatile 2/3 bedroom accommodation. The property is approached via a private street entrance, with the accommodation arranged over the raised ground and first floors which feature a modern kitchen and shower room. There are also two separate reception rooms, one of which is currently used as the third bedroom. The property is situated in the favoured Poets Corner district of Hove and is being sold with no onward chain.

PRIVATE STREET ENTRANCE

ENTRANCE HALL Stairs to top floor, radiator.

CLOAKROOM Comprising low level w.c., with concealed cistern, wash-hand basin, heated towel rail, part tiled wall, UPVC double glazed window.

KITCHEN Incorporating sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye-level wall cupboards, inset 4-ring gas hob with oven, integrated fridge/freezer and washing machine, UPVC double glazed window, cupboard housing gas-fired boiler.

LIVING ROOM UPVC double glazed bay window.

DINING ROOM/BEDROOM 3 UPVC double glazed window, radiator.

ON THE FIRST FLOOR

LANDING Fitted cupboard, radiator, UPVC double glazed window.

BEDROOM 1 UPVC double glazed bay window, radiator.

BEDROOM 2 UPVC double glazed window, radiator.

SHOWER ROOM Comprising large walk-in shower, wash-hand basin with drawer under, fully tiled walls, heated towel rail.

OUTGOINGS Lease: 125 year lease from 2000

Ground Rent: £10.00 p.a.

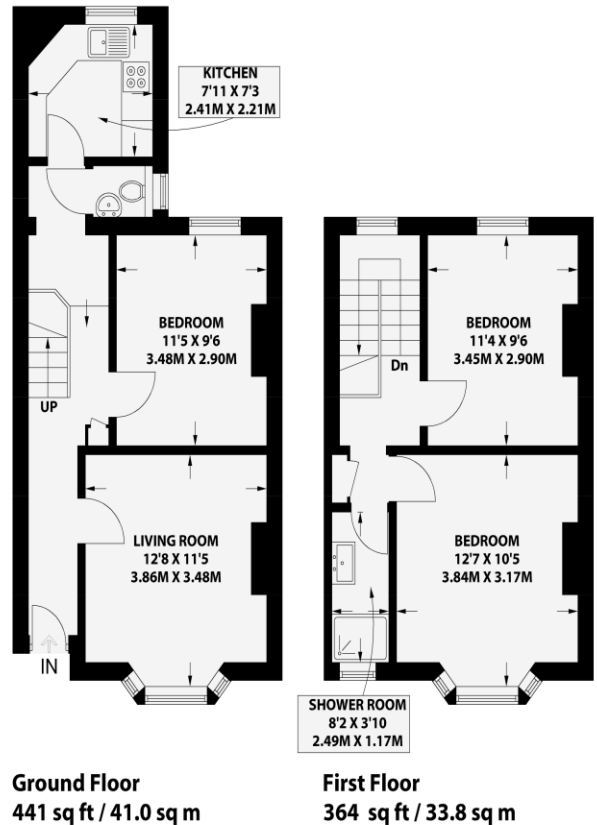
Maintenance: Adhoc basis.

Admin and Insurance: £427.30 p.a.

WORDSWORTH STREET

HOVE

APPROXIMATE GROSS INTERNAL AREA
805 sq ft / 74.8 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.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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