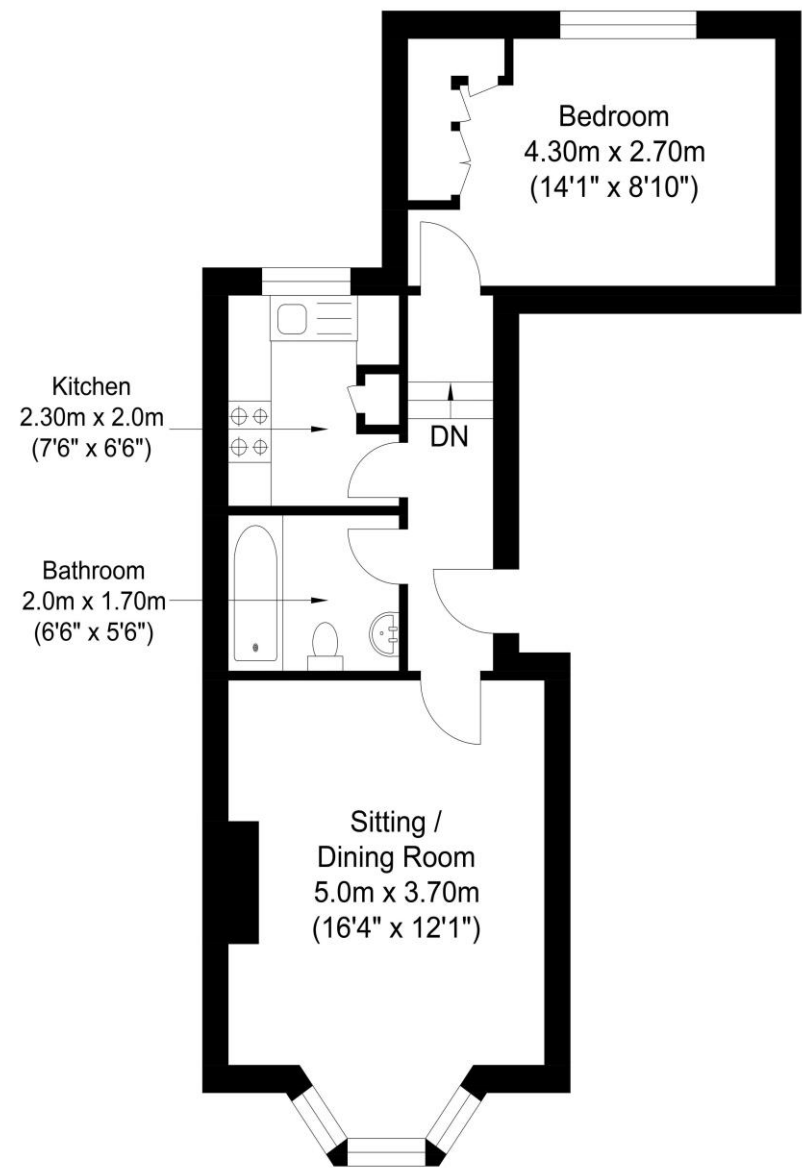


the floorplan...



Approximate Floor Area  
446.16 sq ft  
(41.45 sq m)

Approximate Gross Internal Area = 41.45 sq m / 446.16 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.  
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A simply stunning one double bedroom apartment in a sought after location

Offers Over £270,000  
Share of Freehold

Addison Road, Hove BN3 1TN



more details from...

call: Patcham office: **01273 508955**  
email: [patcham@mansellmctaggart.co.uk](mailto:patcham@mansellmctaggart.co.uk)  
web: [www.mansellmctaggart.co.uk](http://www.mansellmctaggart.co.uk)

**MANSELL  
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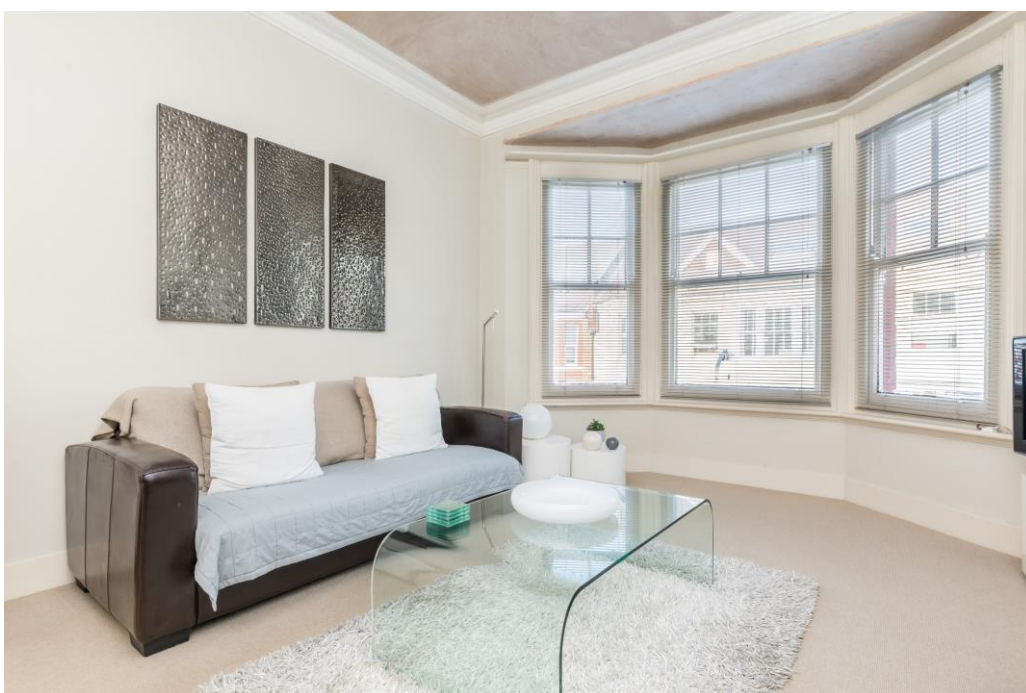
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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



## *in brief...*

- One Double Bedroom
- Fantastic Condition Throughout
- Fitted Kitchen
- Character Features
- Vendor Suited
- Popular Central Location
- Close To Transport Links And Shops
- Share Of Freehold!
- EPC -TBC
- Council Tax - B



## *Perfect Investment or First Time Purchase*



## *in more detail...*

A beautifully presented and incredibly well positioned one double bedroom apartment offered to the market with a share of the freehold.

Once inside the apartment, the living room is a real feature of the home with high ceilings, feature restored fireplace and picture bay window overlooking the street and flooding the room with natural light.

The bathroom is to the centre of the property and has a white suite comprising of bathtub with shower above and glass screen, w.c and wash hand basin.

The kitchen has a range of modern base, eye and display units with tiled splash back, integrated Washing machine, integrated fridge freezer, oven, hob & extractor and a window looking out to the rear.

To the rear, the bedroom is split level from the rest of the property and comfortably holds a king size bed and some freestanding storage units. A large window overlooks gardens.

The owner has recently updated the property removing the Artex ceilings and re-plastering allowing the new owners to decorate to their taste.

The boiler was also replaced just four years ago. Permit parking is available in the road – viewings highly advised.



## *the location...*

Addison road is situated in the popular residential area of Hove alongside from the Seven Dials.

Where it boasts a fantastic variety of cafes, restaurants, delis and all other local amenities. A short distance away you will find Brighton mainline station providing commuter links into central London.

The city centre is easily accessible which has Churchill Square and the famous North Laines. Regular bus routes run from Old Shoreham Road.

The property is a stones throw from the popular Bhasvic Collage and a number of highly regarded primary and secondary schools.

## *worth bearing in mind...*

*Share of freehold*

*Lease Length - Over 990 years*

*Maintenance charge - £375.000 per six months*

*Ground Rent - £0*