

Flat 3, 107 Boundary Road

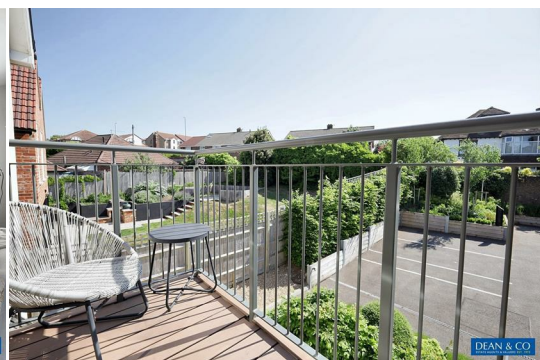
Hove, BN3 7GB

Offers In The Region Of £325,000



A BEAUTIFULLY PRESENTED FIRST FLOOR FLAT WITHIN AN ATTRACTIVE MODERN PURPOSE BUILT ECO CONSCIOUS BUILDING

Situated on Boundary Road with local shopping facilities, restaurants, cafes and amenities close by, Sainsburys Superstore is 0.5 miles away. Portslade train station is only 0.2 miles away with commuter links to London. Access to the A27 is a little over a mile away offering easy onward access to the A23. Perfectly positioned for access to both Hove Seafront and Lagoon or walks over the beautiful South Downs.



COMMUNAL ENTRANCE

Steps up to communal front door with intercom system, stairs leading to first floor.

FRONT DOOR

Opening into

ENTRANCE HALLWAY

Floor laid with wood effect laminate flooring, under floor heating, recessed spot lighting, wall mounted intercom entry unit, underfloor heating control unit, large utility cupboard housing space and plumbing for washing machine with shelving over, two further cupboards for storage with shelving and hanging, electric fuse board.

OPEN PLAN LIVING SPACE 16'3 x 16'3 (4.95m x 4.95m)

Wood effect laminate flooring with under floor heating, two ceiling light points, double glazed window with blind and double glazed door opening onto balcony, space for dining table and sofa.

KITCHEN AREA

Fitted with bespoke German kitchen by 'Leicht' featuring a range of eye level and base units comprising of cupboards and drawers, square edge work surfaces, glowing strip lighting, wood effect splashbacks, stainless steel sink and drainer unit with mixer tap, 'Bosch' electric induction hob, concealed extractor hood over, 'Bosch' single oven beneath, integrated 'Bosch' dishwasher, integrated fridge/freezer, cupboard housing 'Worcester' combination boiler for heating and hot water, T.V aerial point, telephone point, spot lighting.

BALCONY

Composite deck with metal railing surround, east facing.

BEDROOM ONE 12'1 x 9'5 (3.68m x 2.87m)

T.V aerial point, ceiling light point, double glazed window to the front of the property with fitted blind, under floor heating, carpeted.

BEDROOM TWO 9'3 x 8'9 (2.82m x 2.67m)

Underfloor heating, carpeted, ceiling light point, double glazed window to the side of the property.

BATHROOM

Fitted with low level W.C. pop up waste, panelled bath with chrome mixer tap with shower and riser rail, folding glass screen, pedestal wash hand basin, chrome mixer tap, built in 'Silestone' style long shelf/worktop with touch screen LED light up mirror and medicine cabinet, ceramic floor tiles, under floor heating, part tiled walls, recessed spot lighting, wall mounted radiator towel rail, obscure glass window to the side of the property.

OUTSIDE

REAR CAR PARK

Dedicated parking spaces for residents with raised planter beds with trees, bin storage, bike storage, electric charging point, accessed via gate with keycode/fob.

OUTGOINGS

Lease: 995 years
Service Charge: £600 twice yearly

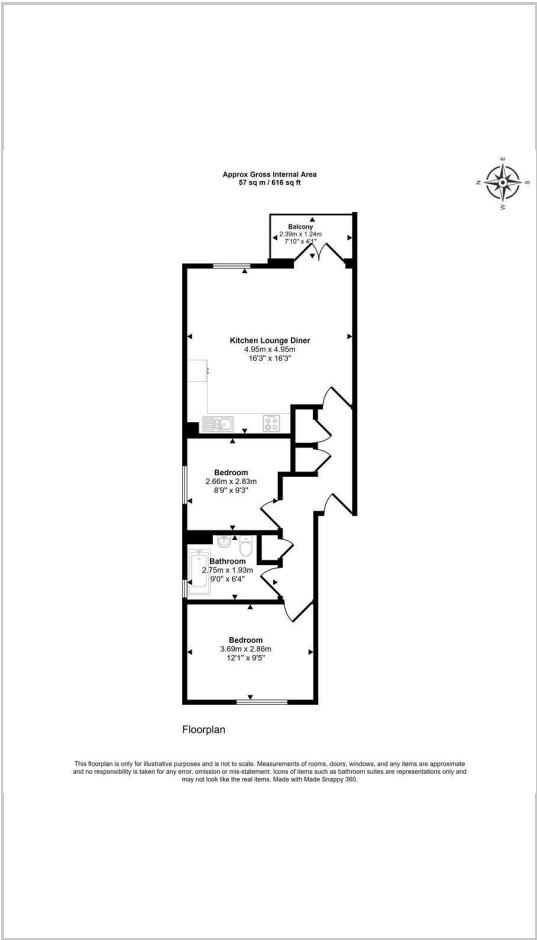
COUNCIL TAX

Band B

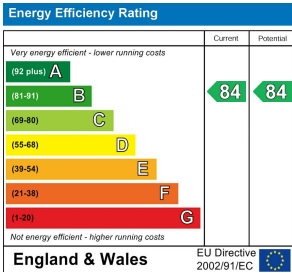
Area Map



Floor Plans



Energy Efficiency Graph



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